

When recorded return to:

Peter Roney and Amanda Roney
12155 Bayhill Drive
Burlington, WA 98233

209008-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236824

Jun 09 2023

Amount Paid \$9829.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Karen D. Duncan-Wixson, Personal Representative of Estate of Lanney Wixson, and Karen Duncan-Wixson, a widow**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Peter Joseph Roney and Amanda Elizabeth Roney, a married couple**

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 16, "PLAT OF BAY HILL VILLAGE DIVISION 1," as per plat recorded in Volume 14 of Plats, pages 166 and 167, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4551-000-016-0005/P95847

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 209008-LT.

Dated: May 26, 2023

(Attached to Statutory Warranty Deed)

Estate of Lanney Wixson

By: Karen D. Duncan-Wixson
Karen D. Duncan-Wixson, Personal Representative

Karen Duncan-Wixson
Karen Duncan-Wixson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26th day of Nov, 2023 by Karen D. Duncan-Wixson, Personal Representative of Estate of Lanney Wixson, and Karen Duncan-Wixson individually.

[Signature]
Signature

Notary
Title

My commission expires: Apr. 10, 2025

