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08/21/2023 01:25 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:

Erin N. Balam and Daniel Balam
Janet K. Joy and Michael Joy
9999 Fruitdale Road
Sedro Woolley, WA 98284

209859-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237745
Aug 21 2023
Amount Paid \$6565.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Diana Reger and Janet Joy, Personal Representatives of Estate of Agnes M. Stransky** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Erin N. Balam and Daniel Balam, a married couple, and Janet K. Joy and Michael Joy, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: ptn Gov. Lot 2, 19-35-5 E W.M.

Tax Parcel Number(s): 350519-0-035-0010/P39471

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. 209859-LT.

Dated: August 21, 2023

(attached to Statutory Warranty Deed)

Estate of Agnes M. Stransky

By: *Diana Reger*
Diana Reger, Personal Representative

By: *Janet Joy*
Janet Joy, Personal Representative

STATE OF WASHINGTON

COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of August, 2023 by Diana Reger and Janet Joy, Personal Representatives of Estate of Agnes M. Stransky.

[Signature]
Signature

Notary
Title

My commission expires: Nov. 15th, 2026

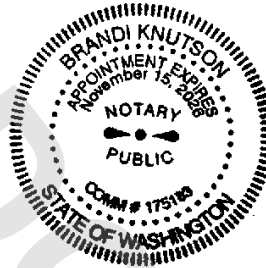


Exhibit A

That portion of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 306 feet North and 33 feet East of the West 1/2 corner of said Section 19;
thence East parallel to the Cemetery Road 107 feet;
thence North 225 feet, more or less, to the Southerly line of the highway paralleling the Great Northern Railway Company's right of way;
thence Southwesterly 129.1 feet, more or less, to a point 154 feet North of the point of beginning;
thence South to the point of beginning.

Situate in the County of Skagit, State of Washington.