

When recorded return to:

Alixzander Richards-Thompson and Dana Exum  
707 North 4th Street  
Mount Vernon, WA 98273

211969-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240814  
May 31 2024  
Amount Paid \$10024.80  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Yin & Yang Properties, LLC, a Washington Limited Liability Company

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

in hand paid, conveys and warrants to **Alixzander Richards-Thompson, an unmarried person, and  
Dana Exum, an unmarried person**

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

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Trs 13 & 14, Conway Tracts to Mount Vernon

Tax Parcel Number(s): 3769-034-019-0904/P54855

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.  
211969-LT.

Dated: May 20, 2024

(attached to Statutory Warranty Deed)

Yin & Yang Properties, LLC, a Washington Limited Liability Company

By: Mary Jayne Wiles  
Mary Jayne Wiles, Managing Member

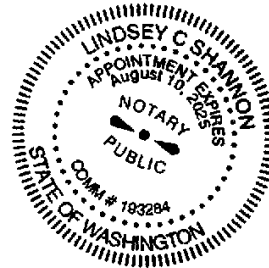
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 20<sup>th</sup> day of May, 2024 by Mary Jayne Wiles,  
Managing Member of Yin & Yang Properties, LLC.

[Signature]  
Signature

NOTARY  
Title

My commission expires: AUG. 10, 2025



**Exhibit A****PARCEL "A":**

That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 562.5 feet South and 30 feet West of the Northeast corner of said Section;  
thence West 125 feet;  
thence North 40 feet;  
thence East 125 feet to the West line of 4th Street;  
thence South 40 feet to the point of beginning being.

(Also known as the North 20 feet of Lot 13, and the South 20 feet of Lot 14 of the unrecorded plat of Conway Tracts).

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

An easement for a driveway on the North side of said property as set forth in Driveway Easement, an Agreement dated July 6, 1953, between Maude Burbank and Glenn Shellenberger, et ux, recorded July 9, 1953, under Auditor's File No. 490355, and in Volume 257 of Deeds, pages 69 through 73, in the Office of the Auditor of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.