

AFTER RECORDING MAIL TO:

Katey Evans
8261 Reece Avenue
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241004
Jun 18 2024
Amount Paid \$6765.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4221-4167526 (AS)**

Grantor(s): **Diane Tallent, a single person**

Grantee(s): **Katey Evans, an unmarried person and Tyrus Meins, an unmarried person**

Abbreviated Legal: **Lot 1 and Ptn. Lot 2, Block 1, Central Addn. to Lyman**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P74547/4132-001-002-0017**

GNW # 24-20830

FIRST AMERICAN 41071216

THE GRANTOR(S) Diane Tallent, a single person for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Katey Evans, an unmarried person and Tyrus Meins, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 2, except the South 30 feet thereof, and Lot 1, Block 1, Central Addition to the Town of Lyman, according to the plat thereof, recorded in Volume 4 of Plats, page 2, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P74547/4132-001-002-0017

Statutory Warranty Deed
- continued

File No.: 4221-4167526 (AS)

Dated: 12 June 2024

Diane Tallent
Diane Tallent

STATE OF Washington)
COUNTY OF ~~Skagit~~ Snohomish)-ss)

This record was acknowledged before me on June 12, 2024 by **Diane Tallent**.

Angel M Moses

Notary Public
My commission expires: 8.9.2027

