

When recorded return to:

Cory Bradburn
22908 Front Street
Mount Vernon, WA 98274
212475-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241074
Jun 24 2024
Amount Paid \$4165.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **James D. Bradburn and Christine Bradburn, a married couple**

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

in hand paid, conveys and warrants to **Cory Bradburn, an unmarried person**

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

Lots 14 through 17, inclusive, Block 17, "TOWN OF McMURRAY, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 107, records of Skagit County, Washington.

TOGETHER WITH that portion of the North 1/2 of unopened Arcade Street lying South of and adjacent to Lots 14, 15, 16 and 17, Block 17, "TOWN OF McMURRAY, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 107, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4145-017-017-0003/P75130

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. 212475-LT.

Dated: June 21, 2024

(Attached to Statutory Warranty Deed)

James D. Bradburn
James D. Bradburn

Christine Bradburn
Christine Bradburn

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21st day of June, 2024 by James D. Bradburn and Christine Bradburn.

[Signature]
Signature

Notary
Title

My commission expires: Aug. 10, 2025

