

202407230007

07/23/2024 09:25 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

When recorded return to:

Sean Gallagher  
1309 Bouslog Road, Suite 103  
Burlington, WA 98233

212495-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241468

Jul 23 2024

Amount Paid \$3205.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Judith M. Ballenger, Sole Trustee of The Patric L. and Judith M. Ballenger Living Trust dated January 15, 2002**

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

in hand paid, conveys and warrants to **Sean Gallagher, a married person as their separate property**

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.)

Lot 4 of SP 525-83, AFN: 8304220002

Tax Parcel Number(s): 350929-0-003-0301/P44881

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. 212495-LT.

Dated: July 10, 2024

(attached to Statutory Warranty Deed)

The Patric L. and Judith M. Ballenger Living Trust dated January 15, 2002

By: Judith M. Ballenger Trustee  
Judith M. Ballenger, Sole Trustee

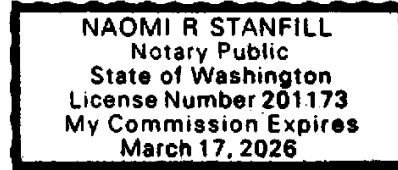
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 18<sup>th</sup> day of July, 2024 by Judith M. Ballenger, Sole Trustee of The Patric L. and Judith M. Ballenger Living Trust dated January 15, 2002.

Naomi R. Stanfill  
Signature

Notary  
Title

My commission expires: 03-17-26



**Exhibit A**

LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 525-83, ENTITLED "BULLARD PARK", APPROVED APRIL 6, 1983, AND RECORDED APRIL 22, 1983, IN VOLUME 6 OF SHORT PLATS, PAGE 57, UNDER AUDITOR'S FILE NO. 8304220002, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 2, SECTION 28; AND THE EAST HALF OF GOVERNMENT LOT 2, SECTION 29, ALL IN TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.