

When recorded return to:

Nicholas T. Watkins  
16973 Beaver Marsh Road  
Mount Vernon, WA 98273

212391-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241603  
Jul 31 2024  
Amount Paid \$8850.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Stanley C. Boon and Mary P. Boon, a married couple**

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

in hand paid, conveys and warrants to **Nicholas T. Watkins, 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 of Lots 7, 8, 9, 10 and 11, Blk 13, TOWN OF MCMURRAY

Tax Parcel Number(s): 4145-013-011-0008/P75121

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. 212391-LT.

Dated: July 22, 2024

(attached to Statutory Warranty Deed)

Stanley C. Boon  
Stanley C. Boon

Mary P. Boon  
Mary P. Boon

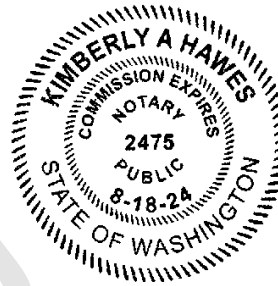
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 24<sup>th</sup> day of July, 2024 by Stanley C. Boon  
and Mary P. Boon.

[Signature]  
Signature

LPD  
Title

My commission expires: August 18, 2024



### Exhibit A

Lots 7, 8, 9, 10 and 11, Block 13, TOWN OF MCMURRAY, according to the plat thereof recorded in Volume 2 of Plats, page 107, records of Skagit County, Washington, Except that portion lying Westerly and Southwesterly of the following described line:

Beginning at the Northeast corner of Lot 6, Block 13, of said plat of the Town of McMurray;  
thence East along the North line of said Block 13, a distance of 12.00 feet to the true point of beginning;  
thence South  $05^{\circ}17'37''$  East, a distance of 57.59 feet;  
thence South  $19^{\circ}05'07''$  East, a distance of 64.32 feet;  
thence South  $31^{\circ}04'13''$  East, a distance of 135.53 feet;  
thence South  $27^{\circ}33'44''$  East, a distance of 43.88 feet to the terminus point.

Situate in the County of Skagit, State of Washington.