

FILED FOR RECORD AT REQUEST OF,  
WHEN RECORDED RETURN TO:

LEGACY ESTATE PLANNING, LLC  
2320 130TH AVENUE NE, SUITE 230  
BELLEVUE, WA 98005

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20242923  
Date 11/14/2024

SPACE ABOVE FOR RECORDER'S USE

**WARRANTY DEED**

DOCUMENTARY TRANSFER TAX -0-

No Title Search Done

**TAX PARCEL NO. P24470 / 340410-2-008-0002**

Commonly known as: 21160 Swan Road, Mount Vernon, WA 98273

**Grantor**, PATRICIA A. ROACH, an individual, for and in consideration for transfer to a revocable trust, does hereby convey and warrant all interest in and to:

PATRICIA A. ROACH, TRUSTEE, OR HER SUCCESSORS IN TRUST,  
UNDER THE ROACH LIVING TRUST DATED OCTOBER 23, 2024, AND  
ANY AMENDMENTS THERETO

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

Abbreviated Legal Description

PTN Lot 1 Skagit County Short Plat No. 3087

Full Legal Description:

See Attached Exhibit "A"

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions,  
reservations, and restrictions of record.

Power and authority are hereby conferred upon Trustee to protect, conserve, sell, lease, encumber,  
and otherwise to manage and to dispose of the above described property.

Date: October 23, 2024

Patricia A. Roach  
PATRICIA A. ROACH

STATE OF WASHINGTON     )  
  )ss.  
COUNTY OF KING         )

On this day personally appeared before me PATRICIA A. ROACH, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that it was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on this October 23, 2024.



Alejandra D. Williams  
Alejandra D. Williams, Notary Public  
Residing in Lynnwood, Washington  
My appointment expires: 09-29-2028

**EXHIBIT "A"****TAX PARCEL NO. P24470 / 340410-2-008-0002**

Commonly known as: 21160 Swan Road, Mount Vernon, WA 98273

TRACT 1 OF SHORT PLAT 30-87, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, APPROVED DECEMBER 11, 1987, AND RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 7 UNDER AF#8712170006, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT ANY PORTION THEREOF SOUTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1; THENCE SOUTH 0 DEGREES 42' 40" EAST ALONG THE WEST LINE OF SAID TRACT, 480 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID TRACT, WHICH IS 454 FEET; SOUTH 0 DEGREES 46' 15" EAST FROM THE NORTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE TERMINUS OF SAID LINE.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

**END OF LEGAL DESCRIPTION**