

AFTER RECORDING MAIL TO:
John B. Ireton
8105 Emmanuel Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243152
Dec 03 2024
Amount Paid \$14163.30
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 24-207851
213887-LT

Statutory Warranty Deed

Abbreviated Legal: Lot 3, SP 96-098 AFN 9704220123 (Ptn NE NW, 15-35-7 EWM)
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350715-2-001-0300, P111523

THE GRANTOR **Leanne M. Steinbach**, an **unmarried person**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **John B. Ireton**, a **married man as his sole and separate property**, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 26 day of November, 2024

Leanne M. Steinbach
Leanne M. Steinbach

☐ If checked, This notarial act involved the use of communication technology.

STATE OF Washington)
County of Skagit) ss.

This record was acknowledged before me on this 26th day of November, 2024 by Leanne M. Steinbach.

Jennifer Brazil
Notary Public for Washington
My commission expires: 7-25-2028

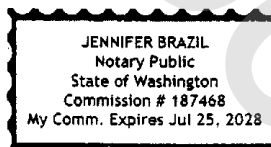


EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 96-098, approved April 4, 1997, and recorded April 22, 1997, in Volume 12 of Short Plats, pages 193 and 194, under Auditor's File No. 9704220123, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter, Section 10; and the Northeast Quarter of the Northwest Quarter, Section 15, Township 35 North, Range 7 East, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.