



202506180035

06/18/2025 12:19 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Sheree L. Halleran
c/o Scarff Law Firm, PLLC
3035 Island Crest Way, Suite 201
Mercer Island, WA 98040

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20251884
JUN 18 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR, **JOHN F. HALLERAN**, a married man as his separate property, as a gift and for no consideration, conveys and warrants to **SHEREE L. HALLERAN**, a married woman as her separate property, his entire undivided one-half (1/2) interest in the following described real estate in **SKAGIT** County, Washington, together with all after acquired title of the Grantor therein:

That portion of Government Lot 4 of Section 21 and of Government Lot 1 of Section 22, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 22, Township 34 North, Range 2 East of the Willamette Meridian; thence N 41°55' West along a diagonal which runs from the Southeast corner to the Northwest corner of said Government Lot 1 of said Section 22 and which diagonal course is also the center line of the County Road a distance of 1627.61 feet; thence continuing North 41°56' West along said diagonal a distance of 56.22 feet; thence South 75°16'30" West a distance of 32.07 feet to a point on the Westerly line of the County Road and which point is the true point-of-beginning; thence continuing South 75°16'30" West to the line of mean high tide; thence Southeasterly along the beach a distance of 50 feet; thence North 75°16'30" East to a point on the Westerly line of the County Road which point is South 75°16'30" West a distance of 33.73 feet from that point on said diagonal which is North 41°56' West a distance of 1627.61 feet from the Southeast corner of Government Lot 1 of said Section 22; thence Northwesterly along the Westerly line of the County Road to the point-of-beginning.

SUBJECT TO: Easements, restrictions, reservations, covenants and all other matters of record.

Tax Parcel ID No.: 340222-0-010-0000; P20620.

Commonly Known As: 15728 Snee Oosh Road, La Conner, Washington, 98257.

