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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Cain Cress
Affidavit No. 20252985
Date 09/11/2025

Document Title(s):	Statutory Warranty Deed
Reference Number(s) of Documents assigned or released:	N/A
Grantor(s):	VICKI SODERBERG PARRY, a single person
<input type="checkbox"/>	Additional names on page _____ of document.
Grantee(s):	PARRY FAMILY PROPERTIES LLC, a Washington limited liability company
<input type="checkbox"/>	Additional names on page _____ of document.
Legal Description: (abbreviated)	Ptn NE ¼ of SE ¼ of S32 T34 N R3E, W.M., Skagit County, Washington
<input checked="" type="checkbox"/>	Additional legal is on page <u>Exhibit A</u> of document.
Assessor's Property Tax Parcel/Account Number(s):	P23014, P23017 & P23018

STATUTORY WARRANTY DEED

VICKI SODERBERG PARRY, a single person, Grantor, for and in consideration of a contribution to a limited liability company wholly owned by Grantor, hereby conveys and warrants to PARRY FAMILY PROPERTIES LLC, a Washington limited liability company, Grantee, the real property situated in the County of Skagit, State of Washington described on Exhibit A attached hereto and by this reference incorporated herein.

Subject to Easements, Reservations, Restrictions, Rights of Way, Covenants, Conditions, and/or other matters listed in Commitment #00065537 issued by First American Title Company of Skagit County.

DATED: December 5, 2024.

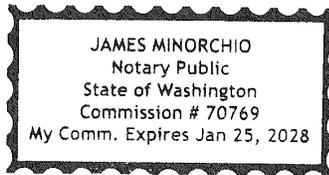

Vicki Soderberg Parry

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 5th day of December, 2024, before me personally appeared JOHN A. PARRY to me known to be the individual who executed the foregoing instrument as Attorney in Fact for VICKI SODERBERG PARRY and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

DATED: December 5, 2024.

Notary Seal




James W. Minorchio, Notary Public in and for the State of Washington, residing at Shoreline. My appointment expires January 25, 2028.

EXHIBIT A

LEGAL DESCRIPTIONS

Parcel No. P23014

THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF SAID SUBDIVISION WHICH IS 30 FEET SOUTH AND 1258.7 FEET WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD 573 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SECTION 32 FOR 954 FEET; THENCE WEST TO THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$; THENCE NORTH TO THE EAST LINE OF THE COUNTY ROAD; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING. EXCEPT THE WEST 20 FEET OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ AS CONVEYED TO SKAGIT COUNTY, WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 322745, RECORDS OF SAID COUNTY.

Parcel Nos. P23017 & P23018

THAT PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., IN SKAGIT COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET IN THE GROUND, SAID PIPE BEING 364' WEST OF AND 30' SOUTH OF THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; THENCE SOUTH, 1284 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 32 AFORESAID; THENCE WEST, 947.2 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ AFORESAID; THENCE NORTH, 330.5 FEET TO THE SOUTH BOUNDARY OF CEMETARY; THENCE EAST ALONG THE SOUTH BOUNDARY OF CEMETARY, 628.5 FEET TO AN IRON PIPE; THENCE NORTH ALONG THE EAST BOUNDARY OF CEMETARY 954 FEET TO AN IRON PIPE; THENCE EAST ALONG THE SOUTH BOUNDARY OF THE COUNTY ROAD, 318.7 FEET TO THE PLACE OF BEGINNING; EXCEPT THE WEST 20 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 322746.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 364' WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE CONTINUE WEST 64' THENCE SOUTH 198', THENCE EAST 64', THENCE NORTH 198' TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF LYING NORTH OF THE SOUTH LINE OF VALENTINE ROAD.