

AFTER RECORDING MAIL TO:

Devon DeLapp
21718 102nd Ln SW
Vashon, WA 98070

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260519
Feb 25 2026
Amount Paid \$2645.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4320-4345579 (kh)** FATCO 4345579

Grantor(s): **Tamera Breshears, an unmarried person, as her separate property**
Grantee(s): **Devon DeLapp and Halbe Dougherty-Wood, a married couple**
Abbreviated Legal: **Lot 24 and Ptn Lots 25-26, CASCADE RIVER PARK NO. 1, Vol. 8, P. 55-59, Skagit County**
Additional Legal on page: **2**
Assessor's Tax Parcel No(s): **P63571 and P63573**

THE GRANTOR(S) Tamera Breshears, an unmarried person, as her separate property for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Devon DeLapp and Halbe Dougherty-Wood, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 24, CASCADE RIVER PARK NO. 1, according to the plat thereof recorded in Volume 8 of Plats, Pages 55 through 59, Records of Skagit County, Washington;

together with that portion of adjoining Lot 25 in said plat, described as follows:

Beginning at the most Easterly corner common to said Lots 24 and 25;
thence South 78°27'22" West along the line common to said Lots 70.65 feet to the West line of said Lot 25;
thence South 24°36'24" East along said West line 36.83 feet;
thence North 65°23'36" East 82.00 feet to intersect the East line of said Lot 25 at a point on a curve from which the center lies North 17°12'13" East and 45.00 feet distant;
thence Northwesterly along said curve to the right through a central angle of 31°49'51" an arc distance of 25.00 feet to the point of beginning.

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Also together with the Northerly 22.00 feet of the following described tract of land Lot 25, CASCADE RIVER PARK NO. 1, according to the plat thereof recorded in Volume 8 of Plats, Pages 53 through 59, Records of Skagit County, Washington;

EXCEPT that portion described as follows:

**Beginning at the most Easterly corner common to said Lots 24 and 25;
thence South 78°27'22" West along the line common to said Lots 70.65 feet to the West line of said Lot 25;
thence South 24°36'24" East along said West line 36.83 feet;
thence North 65°23'36" East 82.00 feet to intersect the East line of said Lot 25 at a point on a curve from which the center lies North 17°12'13" East and 45.00 feet distant;
thence Northwesterly along said curve to the right through a central angle of 31°49'51" an arc distance of 25.00 feet to the point of beginning.**

ALSO TOGETHER WITH that portion of the following described tract of land:

Lot 26, CASCADE RIVER PARK NO. 1, according to the plat thereof recorded in Volume 8 of Plats, Pages 55 through 59, Records of Skagit County, Washington, said portion more particularly described as follows:

**Commencing at the Northeast corner of said Lot 26, said point being the true point of beginning;
thence South 24°36'24" East along the Easterly line thereof a distance of 58.83 feet;
thence North 63°59'20" West, a distance of 94.02 feet to the Northwest corner of said Lot 26;
thence North 78°27'22" East along the Northerly line of said Lot 26 to the true point of beginning.**

Situate in Skagit County, Washington

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Dated: 02/25/2026 _____

Tamera Breshears

Tamera Breshears

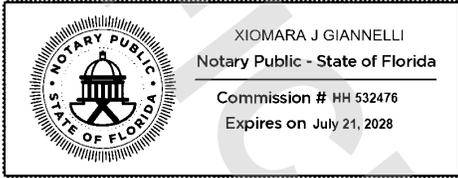
APN: **P63571**

Statutory Warranty Deed
- continued

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STATE OF Florida)
)-ss
COUNTY OF Seminole County)

This record was acknowledged before me on 02/25/2026 by **Tamera Breshears.**
Type of Identification produced: Tennessee Driver License





Notary Public Xiomara J Giannelli
My commission expires: 07/21/2028

Notarized remotely online using communication technology via Proof.