

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226-6695

Document Title(s): Statutory Warranty Deed

Reference No. of Documents Released/Assigned: N/A

**Grantor: JAMES L. IRVING, Trustee of the IRVING FAMILY TRUST
dated August 12, 1991**

Grantee: ROBERT E. IRVING, a married man, as his separate property

**Abbreviated Legal: Lot 37, THE ORCHARDS PUD
TWN 35, R 01, SECT 25**

**Full Legal Description Attached as Exhibit "A" to Statutory Warranty Deed, page 3
Assessor's Tax Parcel ID #: P124020 / 4882-000-037-0000**

STATUTORY WARRANTY DEED

The GRANTOR, JAMES L. IRVING, Trustee of the IRVING FAMILY TRUST, dated August 12, 1991, for and in consideration of inheritance, conveys and warrants to ROBERT E. IRVING, a married man, as his separate property, fifty and 91/100 percent (50.91%) of its interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

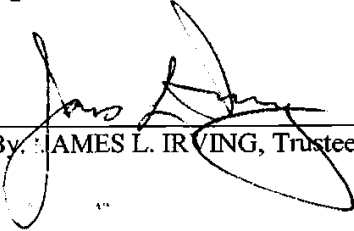
See legal description attached hereto as Exhibit "A".

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 2021-5116
Date 11/05/2021

DATED: November 2, 2021.

Grantor:

IRVING FAMILY TRUST dated
August 12, 1991

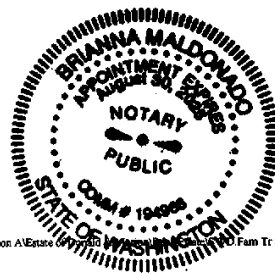

By: JAMES L. IRVING, Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JAMES L. IRVING is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of IRVING FAMILY TRUST dated August 12, 1991, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: November 2, 2021.

(SEAL/STAMP)



Brianna Maldonado
NOTARY PUBLIC
My commission expires: 08/30/2025

E:\FILES\Clients\m\Irving, Donald L. & Marion A\Estate of Donald L. Irving & Marion A. Irving\110_Fam Tr to Robert Inheritance.doc

EXHIBIT A

Site Address: 4301 Orchard Avenue, Anacortes, WA 98221
Tax Parcel No.: P124020 / 4882-000-037-0000

Lot 37, "THE ORCHARDS P.U.D.", according to the plat thereof recorded January 19, 2006, under Auditor's File No. 200601190126, records of Skagit County, Washington.

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.