

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 good and valuable consideration, conveys and warrants to ROBERT E. IRVING, a married man, as his separate property, twenty-one and 82/100 percent (21.82%) 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".

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5117

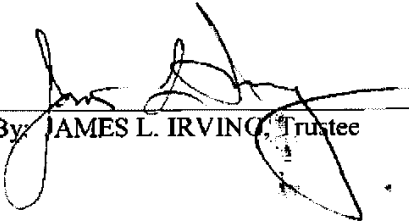
Nov 05 2021

Amount Paid \$3845.32  
Skagit County Treasurer  
By Lena Thompson Deputy

DATED: November 2, 2021.

Grantor:

IRVING FAMILY TRUST dated  
August 12, 1991

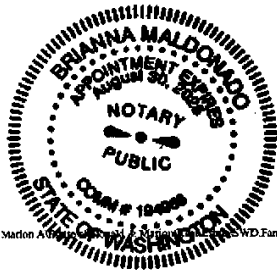
  
By JAMES L. IRVING, Trustee

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

R:\FILES\Clients\mbrvina, Orald J. & Marlon Alvarado\2021\11\05\202111050134\WD-Fam Tric Robert.saf.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.