

When recorded return to:

James L. Gilson and Matisse Gilson
21102 Tyee Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236657

May 26 2023

Amount Paid \$23979.99

Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 23-18053

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick J. Hallinan and Sharon D. Hallinan, Trustees of THE HALLINAN FAMILY 2018 TRUST dated September 25, 2018, 21102 Tyee Road, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to James L. Gilson and Matisse Gilson, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF. pg. 3

Abbreviated legal description: Property 1:
Section 27, Township 33 North, Range 4 East - NW SW (aka Lot 2 SP PL00-0545)

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P118080

Dated: 18 MAY 2023

THE HALLINAN FAMILY 2018 TRUST dated September 25, 2018

By: Patrick J. Hallinan
Patrick J. Hallinan, Trustee

By: Sharon D. Hallinan
Sharon D. Hallinan, Trustee

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18053-KH

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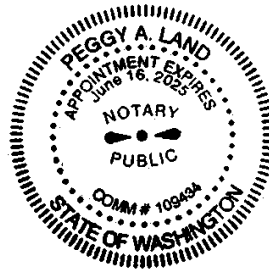
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of May, 2023 by Patrick J. Hallinan and Sharon D. Hallinan, Trustees of THE HALLINAN FAMILY 2018 TRUST dated September 25, 2018.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 21102 Tyee Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P118080

Property Description:

Lot 2, Short Plat No. PL00-0545, approved May 21, 2001, recorded May 22, 2001 under Auditor's File No. 200105220102, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Southwest ¼, Section 27, Township 33 North, Range 4 East, W.M., Skagit County, Washington.

EXHIBIT B

23-18053-KH

10. Order of Establishment recorded December 2, 1991, under Skagit County Auditor's File No. 9112020054, terms and provisions therein.

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No.: PL00-0545 recorded on May 22, 2001 as Auditor's File No. 200105220102.

12. Regulatory notice/agreement regarding Protected Critical Area Easement that may include covenants, conditions and restrictions affecting the subject property, recorded on May 22, 2001 as Auditor's File No. 200105220103 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

13. Lot certification, including the terms and conditions thereof, recorded on August 2, 2021 as Auditor's File No. 202108020115. Reference to the record being made for full particulars. The company makes no determination as to its affects.