

POOR ORIGINAL

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03/27/2024 11:43 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Can Van Pham and Thi Ngoc Phuong Dang
111 N 30th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240013

Mar 27 2024

Amount Paid \$8529.60

Skagit County Treasurer

By Lena Thompson Deputy

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

Space above this line for Recordors use only

STATUTORY WARRANTY DEED

FIRST AMERICAN
File No: ~~4221-4143548 (TRS)~~ GNWT 24-2016

Grantor(s): **Dennis A. Pearson, Personal Representative of the Estate of Richard A. Pearson, deceased and sole heir of the Estate of Mary P Pearson, deceased**

Grantee(s): **Can Van Pham and Thi Ngoc Phuong Dang, a married couple**

Abbreviated Legal: **Lot 23, Skagit Orchards, Rec No. 200109240161**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P118365|4781-000-023-0000**

THE GRANTOR(S) Dennis A. Pearson, Personal Representative of the Estate of Richard A. Pearson, deceased and as sole heir of the Estate of Mary P. Pearson, deceased for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Can Van Pham and Thi Ngoc Phuong Dang, 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 23, PLAT OF SKAGIT ORCHARDS, according to the plat thereof recorded under Auditor's File No. 200109240161, records of Skagit County, Washington.

Situated 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.

APN: P118365|4781-000-023-0000

Statutory Warranty Deed - continued

File No.: 4221-4143548 (TRS)

Dated: 3/26/24

Estate of Richard A Pearson, deceased

Dennis A. Pearson
Dennis A. Pearson, Personal Representative

Estate of Richard A. Pearson, deceased as surviving spouse at the time of death of Mary Pearson, deceased

Dennis A. Peterson
Dennis A. Peterson, Personal Representative of the Estate of Richard A. Peterson, deceased

STATE OF Washington)
COUNTY OF Snohomish)-ss

This record was acknowledged before me on 3/26/24 by Dennis A. Pearson as Personal Representative of Estate of Richard A Pearson, deceased.



Nicole Winslow
Notary Public
My commission expires: 8/22/25

STATE OF Washington)
COUNTY OF Snohomish)-ss

This record was acknowledged before me on 3/26/24 by Dennis A. Pearson as Personal Representative of Estate of Richard A Pearson, deceased as surviving spouse of Mary Pearson, deceased



Nicole Winslow
Notary Public
My commission expires: 8/22/25