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 Recorders use only

STATUTORY WARRANTY DEED

FIRST AMERICANA (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-	Statutory Warranty Deed - continued	ME 140.: 4221-4143546 (1703)
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