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07/09/2024 03:30 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Julie Hyry  
11319 Willow Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241259  
Jul 09 2024  
Amount Paid \$8494.00  
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**

Chicago Title  
620056483

File No: **4201-4176184 (MMS)**

Grantor(s): **Christina Ann Ryan, who acquired title as Christina Ann Miller and Sean Thomas Ryan, a married couple**

Grantee(s): **Julie Hyry, an unmarried person**

Abbreviated Legal: **LT 21, SPARR'S REPLAT IN TRACTS 13 AND 15, BURLINGTON ACREAGE PROPERTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P69739 / 4019-000-021-0006**

**THE GRANTOR(S) Christina Ann Ryan, who acquired title as Christina Ann Miller and Sean Thomas Ryan, a married couple** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Julie Hyry, an unmarried person**, 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 21, SPARR'S REPLAT IN TRACTS 13 AND 15, BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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.

