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.

Page 1 of 2 LPB 10-05

0006	- continued	THE NO.: 4201-4170104 (MM3)
Dated: 07/02/2024		
Christina Ann Ryan		
Christina Ann Ryan		
Sean Thomas Ryan		
Sean Thomas Ryan		
STATE OF Washington) }-ss	
COUNTY OF King)-55	
This record was acknowledged before Ryan and Sean Thomas Ryan.		by Christina Ann
KAYE E ANDERSON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION # 3267 COMMISSION EXPIRES 10/05/2025	Notary Public My commission expires:	10/05/2025

Notarized remotely online using communication technology via Proof.