

AFTER RECORDING RETURN TO:

NORTH SOUND LAW GROUP, PLLC
300 NORTH COMMERCIAL STREET
BELLINGHAM, WASHINGTON 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20242183
Date 09/17/2024

DOCUMENT TITLE:

BARGAIN AND SALE DEED

REFERENCE NUMBER OF
RELATED DOCUMENT:

GRANTOR(S):

**MARTIN WILLIAM MONAHAN, Personal
Representative of the Estate of Hazel
Cherry Monahan, Deceased**

GRANTEE(S):

**MARTIN W. MONAHAN, as his separate
property**

ABBREVIATED LEGAL DESCRIPTION:

**Parcel A: S 13, T 35, R 01: LOTS 14, 15, 16
AND THE WEST 1/2 OF LOT 17, BLOCK 165,
MAP OF THE CITY OF ANACORTES,
ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 2 OF PLATS,
PAGES 4 THROUGH 7, RECORDS OF
SKAGIT COUNTY, WASHINGTON.
Parcel B: S 30; T 35, R02: LOTS 5 TO 12,
BLOCK 6, SEATTLE SYNDICATE'S FIRST
ADDITION TO THE CITY OF ANACORTES,
WASHINGTON, AS PER PLAT RECORDED
IN VOLUME 1 OF PLATS, PAGE 25,
RECORDS OF SKAGIT COUNTY,
WASHINGTON. TGW W 1/2 ALLEY ADJ
LOTS 5 TO 7 PER ORDINANCE #1720**

ADDITIONAL LEGAL DESCRIPTION ON:

PAGE(S) 2

ASSESSOR'S TAX PARCEL NUMBER(S):

**Parcel A: P56047; 3772-165-017-0002
Parcel B: P58806; 3813-006-012-0004**

BARGAIN AND SALE DEED

The undersigned Grantor, MARTIN WILLIAM MONAHAN, Personal
Representative of the Estate of Hazel Cherry Monahan, Deceased, in Probate Cause

No. 23-4-00420-29, in Skagit County Superior Court of Washington, and not in his individual capacity, as a distribution of the estate pursuant to Will, does grant, bargain, sell, convey and confirm to MARTIN W. MONAHAN, as his separate property, the following-described real estate, situated in Skagit County, Washington:

PARCEL A: LOTS 14, 15, 16 AND THE WEST ½ OF 17, BLOCK 165 AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, MAP OF THE CITY OF ANACORTES, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO ENCUMBRANCES OF RECORD

SITUATE IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON

PARCEL B: LOTS 5 TO 12, BLOCK 6, SEATTLE SYNDICATE FIRST ADDITION TO ANACORTES, WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO ENCUMBRANCES OF RECORD.

The Grantor, for himself and for Grantor's successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications. Grantor does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

DATED this 9th day of September, 2024.



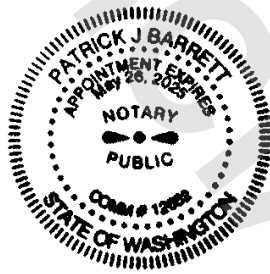
MARTIN WILLIAM MONAHAN
Personal Representative of the
Estate of Hazel Cherry Monahan, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MARTIN WILLIAM MONAHAN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as Personal Representative of the Estate of Hazel Cherry Monahan, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: September 9, 2024.



[Signature]
NOTARY PUBLIC
Printed Name: PATRICK BARRETT
Residing at: ANANIES, WA 98221
My Commission Expires: 5/26/2025

