

After Recording Return To:  
Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20250021  
Date 01/06/2025

### STATUTORY WARRANTY DEED

---

**GRANTOR:** WARREN WALZ,  
as successor Trustee of the MELVIN A. FITZGERALD  
TESTAMENTARY TRUST u/w/d 02/11/1993

**GRANTEE:** VESTA A. FITZGERALD, a widow

**Legal Description:** Exhibit "A"

**Abbreviated Form:** Ptn SE ¼ Section 27, Township 36, Range 02 E.W.M.

**Assessor's Tax Parcel No.:** 4147-004-007-0001 / P75214

---

THE GRANTOR, WARREN WALZ, as successor Trustee of the MELVIN A. FITZGERALD TESTAMENTARY TRUST, for and in consideration of the distribution of real property to the beneficiary of the irrevocable trust, and for no monetary consideration or assumption of debt, conveys and warrants to the GRANTEE, VESTA A. FITZGERALD, a widow, all of Grantor's right, title and interest in and to the following described real property, situated in the County of Skagit, State of Washington, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, covenants, restrictions and reservations of record.

Situated in Skagit County, Washington.

DATED: JANUARY 3<sup>rd</sup>, 2025.

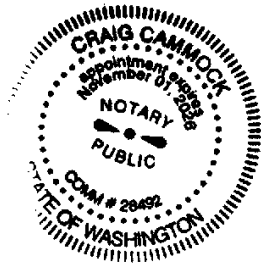
**MELVIN A. FITZGERALD  
TESTAMENTARY TRUST u/w/d 02/11/1993**

*Warren Walz*  
By: Warren Walz  
Its: Trustee

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **WARREN WALZ** 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 the Trustee of the **MELVIN A. FITZGERALD TESTAMENTARY TRUST u/w/d 02/11/1993**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3 day of JANUARY, 2025.



*Craig Cammock*  
Printed Name **CRAIG CAMMOCK**  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11/01/2026

**Exhibit "A"**  
**Legal Description**

All that part of Lots 6 and 7, Block 4, "TOWN OF SAMISH", according to the plat recorded in Volume 2 of Plats, page 71, records of Skagit County, Washington, lying North of the County Road, except any portion of said lots falling below the meander line or the line of ordinary high tide (depending on which of the two lines is further out).

Together with that portion of vacated Bay Street adjoining, which, upon vacation, attached to said premises by operation of law.

Situated in Skagit County, Washington.

EXHIBIT "A"