



201609160149

AFTER RECORDING MAIL TO:

Skagit County Auditor

\$75.00

9/16/2016 Page

1 of

3 4:25PM

Mark Gonchar and Oksana Gonchar  
21614 Lafayette Road  
Sedro Woolley, WA 98284

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recordors use only  
GUARDIAN NORTHWEST TITLE CO.

111437

**STATUTORY WARRANTY DEED**File No: **4221-2642017 (TRS)**Date: **September 14, 2016**Grantor(s): **Melissa A. Carpenter**Grantee(s): **Mark Gonchar and Oksana Gonchar and Ritta Chernega**Abbreviated Legal: **Section 27, Township 35 North, Range 4 East, Ptn, SW 1/4 SE 1/4;****Lot 2 & Ptn Lot 3, SP #92-78**

Additional Legal on page:

Assessor's Tax Parcel No(s): **350427-4-005-0209 and 350427-4-005-0308 P37920**

**THE GRANTOR(S) Melissa A. Carpenter, a single woman as her separate estate** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Mark Gonchar and Oksana Gonchar, husband and wife and Ritta Chernega, a single woman**, 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:

**Parcel "A"**

**Lot 2 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington: being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M. Situate in the County of Skagit, State of Washington.**

**Parcel "B"**

**That portion of Lot 3 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978,**

under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M., described as follows:  
Beginning at the Southeast corner of Lot 2 of said Short Plat No. 92-78;  
thence South 00 deg. 10'55" East, a distance of 215 feet;  
thence South 89 deg. 49' 12" West, 99.14 feet, more or less, to a point which bears South 00 deg. 03' 34"  
East from the Southwest corner of said Lot 2;  
thence North 00 deg. 03' 34" West, 215 feet, more or less, to said Southwest corner;  
thence North 89 deg. 49' 12" East, 99.14 feet to the point of beginning.  
Situate in the County of Skagit, State of Washington.

**Parcel "C"**


That portion of Lot 3 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 35 North, Range 4 East, W.M., described as follows:  
Beginning at the Southeast corner of Lot 1 of said Short Plat No. 92-78;  
thence South 00 deg. 03' 34" West, a distance of 215 feet;  
thence South 89 deg. 49' 12" West, a distance of 99.14 feet, more or less, to a point which bears South 00 deg. 03' 46" West from the Southwest corner of said Lot 1;  
thence North 00 deg. 03' 46" East, a distance of 215 feet, more or less, to said Southwest corner;  
thence North 89 deg. 49' 12" East, 99.14 feet to the point of beginning.  
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.

  
Melissa A. Carpenter

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 4/1/14  
SEP 16 2016

Amount Paid \$ 587.90  
By  Skagit Co. Treasurer  
Deputy

APN: 350427-4-005-0209

Statutory Warranty Deed  
- continued

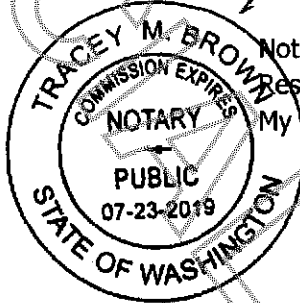
File No.: 4221-2642017 (TRS)

STATE OF Washington )  
COUNTY OF Skagit )-ss  
)

I certify that I know or have satisfactory evidence that **Melissa A. Carpenter**, (is) are the person(s) who appeared before me, and said person(s) acknowledged that he, (she) they signed this instrument and acknowledged it to be his, her, their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-15-16

*[Signature]*



Notary Public in and for the State of Washington

Residing at: Camano Island

My appointment expires: 07/23/2019