

AFTER RECORDING MAIL TO:

Leonid Stepura
18175 Moore's Garden Road
Mount Vernon, WA 98273



201701130109

Skagit County Auditor

\$75.00

1/13/2017 Page

1 of

3 3:25PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-160295-FE

Land Title & Escrow

Statutory Warranty Deed

THE GRANTOR JUSTIN PENDERGRAST, an unmarried man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LEONID STEPURA, a married man, as his separate property the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 4, Moores' Garden TGW Ptn Gov. Lot 1, 18-34-4 E W.M.

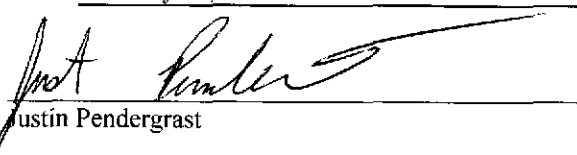
L.S.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3958-000-004-0010, P67534

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-1600295-FE

Dated January 12, 2017


Justin Pendergrast

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017163

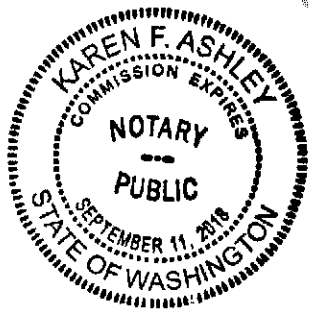
JAN 13 2017

Amount Paid \$ 3,707.40
Skagit Co. Treasurer
By *hum* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Justin Pendergrast**
is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: January 13, 2017



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018

EXHIBIT A

PARCEL "A":

Lot 4, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the following described tract lying between the Northwesterly extension of the Southwesterly and Northeasterly lines of Lot 4, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

That portion of Government Lot 1, Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 863.35 feet South of the Northwest corner of said Section 19;
thence North 55°28'30" East 1,369.67 feet to the most Northerly corner of Lot 1, "MOORES' GARDEN PLAT", as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington;
thence North 52°02'30" West to the Northerly line of that certain tract conveyed to Clinton Vaux, et al, by Deed dated November 23, 1949, recorded December 1, 1949, under Auditor's File No. 438862;
thence South 55°28'30" West along said Northerly line to the West line of said Section 19;
thence South along said West line to the point of beginning.

Situate in the County of Skagit, State of Washington.