

When recorded return to:

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



201701130110

Skagit County Auditor

\$74.00

1/13/2017 Page

1 of

2 3:25PM

Filed for Record at Request of  
Land Title & Escrow of Skagit & Island County  
Escrow Number: 01-160295-FE ✓

Grantor: Lyubov Stepura  
Grantee: Leonid Stepura

*Land*

## QUIT CLAIM DEED

THE GRANTOR LYUBOV STEPURA, WHO IS MARRIED TO LEONID STEPURA for and in consideration of WAC#458-61a-203(1) TO ESTABLISH SEPARATE PROPERTY conveys and quit claims to LEONID STEPURA, a married man, as his separate property the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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

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

Dated: January 12, 2017

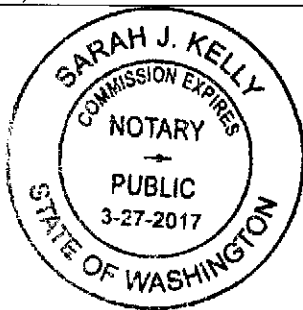
*[Signature]*

Lyubov Stepura

STATE OF Washington  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Lyubov Stepura  
the person(s) who appeared before me, and said person(s) acknowledged that she  
signed this instrument and acknowledge it to be her free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: January 13, 2017



*[Signature]*

Notary Public in and for the State of

Washington

Residing at: 9111 Evergreen Way Everett 98201  
My appointment expires: 3-22-2017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017164  
JAN 13 2017

Amount Paid \$0  
Skagit Co. Treasurer  
By man Deputy

## EXHIBIT A

### LEGAL DESCRIPTION:

#### 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  $55^{\circ}28'30''$  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  $52^{\circ}02'30''$  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  $55^{\circ}28'30''$  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.