



201701240056

Skagit County Auditor \$74.00
1/24/2017 Page 1 of 2 11:33AM

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 Title and Escrow

QUIT CLAIM DEED

****re-recorded to correct section number in legal description**
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, ¹⁹18-34-4 E W.M.

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

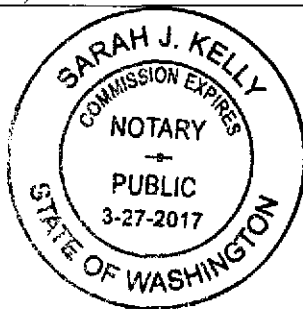
Dated: January 12, 2017

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



Notary Public in and for the State of Washington

Residing at: 9111 Evergreen Way Everett 98201
My appointment expires: 3-27-2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017247
JAN 24 2017

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

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.

19

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.