



201905100091

05/10/2019 01:53 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Jeffrey W. Dowhaniuk and Gabriela Dowhaniuk
17108 Blackberry Court
Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-2050

THE GRANTOR(S) Jesus A. Reynoso and Alicia H. Reynoso, husband and wife, 17605 Valley Circle Drive, Bothell, WA 98012,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jeffrey W. Dowhaniuk and Gabriela Dowhaniuk, ~~husband and wife~~
a married couple
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Sec 29, Twn 34 N, Rng 4 E; Ptn NW SE

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P115467 & 340429-0-007-0100

Dated: 5-8-2019

Jesus A. Reynoso
Jesus A. Reynoso

Alicia H. Reynoso
Alicia H. Reynoso

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191751
MAY 10 2019

Amount Paid \$ 436.00
Skagit Co. Treasurer
By MA Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2050-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jesus A. Reynoso and Alicia H. Reynoso is the person^S who appeared before me, and said person^S acknowledged that he/^{they}she signed this instrument and acknowledged it to be his/^{their}her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8 day of May, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1724 East Blackburn Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P115467 & 340429-0-007-0100

Property Description:

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the intersection of the centerline of the County Road (Blackburn Road) along the North line of said Northwest 1/4 of the Southeast 1/4 and the East line of said subdivision;
thence South 0 degrees 27'21" West along the East line of said subdivision 30 feet to the South line of the County Road;
thence North 89 degrees 40'53" West along the South line of the County Road 25.00 feet to the true point of beginning;
thence continuing North 89 degrees 40'53" West along the South line of said County Road 71.00 feet;
thence South 0 degrees 27'21" West parallel to the East line of said subdivision 140.37 feet;
thence South 89 degrees 40'53" East, 49.90 feet;
thence North 23 degrees 08'12" East, 25.65 feet to a point of curvature; thence along the arc of a curve to the left having a radius of 145.00 feet through a central angle of 22 degrees 40'53" and an arc distance of 57.41 feet to a point of tangency;
thence along said tangent North 0 degrees 27'21" East, 60.84 feet to the point of curvature.

EXHIBIT B

19-2050-KH

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 6, 1970, as Auditor's File No. 735708.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2050-KH

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