



202003090048

03/09/2020 11:17 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:
Private Lending Investments, Inc.
PO Box 891
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020854

MAR 09 2020

Amount Paid \$ 6965.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rigoberto Vivanco Becerra, an unmarried man

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys, and warrants to Marco Vega-Ortiz, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

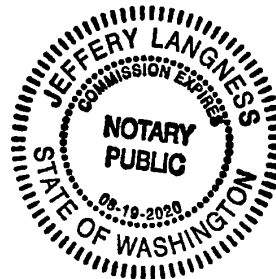
Legal Description on Exhibit A

Abbreviated Legal: (Required if full legal not inserted above.) Ptn. Lots 30 and 31 Peavey's Acreage, Tracts 1 & 2

Tax Parcel Number(s): P67998/3966-002-031-0005

Dated: March 3, 2020

Rigoberto Becerra




STATE OF Skagit

SS.

COUNTY OF Washington

I certify that I know or have satisfactory evidence that Rigoberto Vivanco Becerra (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 3-3-20


Notary name printed or typed: Jeffery Langness
Notary Public in and for the State of
Residing at Burlington
My appointment expires: 8-19-20

All of that portion of Lots 30 and 31, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington.

EXCEPT that portion thereof conveyed to Skagit County for road purposes, by deed dated October 27, 1966, and recorded October 28, 1966, under Auditor's File No. 690222, lying South and East of the following described line:

Commencing at the East quarter corner of said Section 21, from which the center of Section bears South 89°40'39" West a distance of 2472.24 feet;
thence South 89°40'39" West a distance of 618.06 feet
thence South 00°27'43" West a distance of 496.49 feet to the true point of beginning of said line.
thence North 89°35'00" West a distance of 179.38 feet;
thence South 44°14'08" West a distance of 42.66 feet to a curve to the left with a radius of 250 feet with a delta of 17°22'27" through an arc length of 75.81 feet;
thence South 26°51'41" West a distance of 28.82 feet to a curve to the right with a radius of 250 feet with a delta of 15°22'01" through an arc length of 67.05 feet;
thence South 42°13'42" West a distance of 199.59 feet to the intersection with the North right of way margin of the now "Hoen Road"
thence continuing South 42°13'42" West a distance of 78 feet more or less to the intersection with the line of ordinary high water on the North bank of the Skiou Slough and terminus of said line. The limits of said line being either lengthened or shortened accord to intersect the Lot Boundary Lines (Also known as Exhibit "B" of Boundary Line Adjustment, recorded on February 28, 2006, as Auditor's File No. 200602280129)

Situate in the County of Skagit, State of Washington