

When recorded return to:
Shawn Allen VanTassel and Sara Amber
VanTassel
1817 South 3rd Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1397

Apr 21 2020

Amount Paid \$4405.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

020042069

Escrow No.: 620042069

STATUTORY WARRANTY DEED

THE GRANTOR(S) Quang Tuan Nguyen, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sara Amber Van Tassel and Shawn Allen Van Tassel, Wife and
Husband

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): Ptn. 9, Block: 1, McLean's 3rd Street to Mt. Vernon

Tax Parcel Number(s): P53450 / 3739-001-009-0019

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: April 14, 2020

Quang Tuan Nguyen
Quang Tuan Nguyen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Quang Tuan Nguyen is the person who appeared before me, and said person 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: April 17, 2020

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Orville, WA
My appointment expires: 10/27/2022

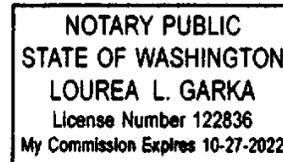


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P53450 / 3739-001-009-0019

THE EAST 108 FEET OF LOT 9, BLOCK 1, "MCLEAN'S THIRD STREET ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 66, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Assessments, if any, levied by Mount Vernon.
3. City, county or local improvement district assessments, if any.

