

**When recorded return to:**

Steven Shulman

Shulman Family Trust

1500 A East College Way #522  
Mt. Vernon, WA 98273

**Filed for record at the request of:**

 **Fidelity National Title**

FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON INC.

2910 Colby Ave., Suite 100  
Everett, WA 98201-4075

Escrow No.: 611258078

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-3780

Sep 21 2020

Amount Paid \$5861.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Kelly Peacock and Mark Peacock, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Steven Shulman Trustee for the Shulman Family Trust and any amendments thereof, dated August 1, 1991

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

See Attached Exhibit A for Legal Description

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

SE-SW 17-34-4

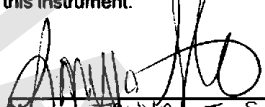
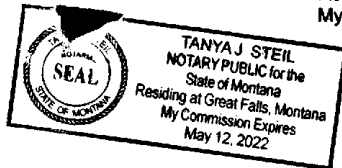
Tax Parcel Number(s): 25548/34041700170008,

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 17, 2020

  
Kelly Peacock  
Mark PeacockState of MTCounty of TETON

I certify that I know or have satisfactory evidence that

Kelly Peacock AND MARK PEACOCK  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: 9-17-2020  
Name: TANYA J STEIL  
Notary Public in and for the State of MT  
Residing at: GREAT FALLS, MT.  
My appointment expires: 5-12-2022

## CHICAGO TITLE COMPANY OF WASHINGTON

COMMITMENT NO. 620044498

**SCHEDULE A**  
(continued)

5. The Land is described as follows:

**For APN/Parcel ID(s): P25548/ 340417-0-017-0008****PARCEL A:**

That portion of the East Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the County road which runs along the South line of said subdivision 40 feet East of the West line of said East Half of the Southeast Quarter of the Southwest Quarter;

Thence North 110 feet;

Thence East 60 feet, more or less, to a point 100 feet East of said West line; Thence South 110 feet to the North line of said County Road;

Thence West along said North line to the point of

beginning. Situated in Skagit County, Washington

**PARCEL B:**

A un-numbered 10 foot tract in Madison Park Addition, according to the plat thereof recorded in Volume 7 of Plats, page 18, records of Skagit County, Washington, lying North of Fir Street, lying South of Tract 1 of said plat, lying East of the East line of 12<sup>th</sup> Street, as platted, and lying West of the West line of that certain tract conveyed to John R. Bustad, et ux, by deed dated May 2, 1951, under Auditor's File No. 460437, records of Skagit County, Washington.

Situated in Skagit County, Washington

**END OF SCHEDULE A**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance w-WA Mod (08/01/2016)

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