

AFTER RECORDING MAIL TO:

Ezra Epstein
PO Box 23096
Seattle, WA 98102

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-180206-E

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3953
Sep 30 2020
Amount Paid \$1885.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR NGuker LLC for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Ezra Epstein, an unmarried individual** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Lot 1 Div. A "Garden Add. To Baker", Vol. 3, pg 73.

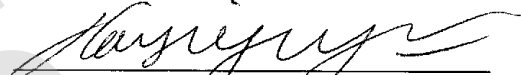
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):
4050-003-001-0202, P70586

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-180206-E.

Dated September 29, 2020


Nguker LLC, a Ltd Liability Co. formed in this State


By: Thaison Nguyen, Authorized Signer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Thaison Nguyen** signed this instrument, on oath stated that **he** are authorized to execute the instrument and acknowledged it as the **Authorized Signer** of **Nguker LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9/19/2020


Printed Name: Brandi Dellinger
Notary Public in and for the State of Washington
Residing at Seattle, WA 98144
My appointment expires: NOV 15, 2022

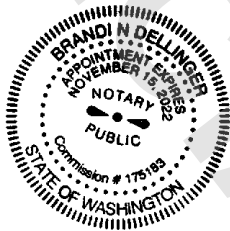


EXHIBIT A**Legal Description**

That portion of Lot 1 in Division "A" (sometimes called Block "A") "GARDEN ADDITION TO BAKER" as per plat recorded in Volume 3 of Plats, Page 73, records of Skagit County, Washington and described as follows: Beginning at a point on the West line of said Lot; 125 feet South of the Northwest corner of said Lot; thence East, parallel with the North line of said Lot 100 feet; thence North parallel with the West line 60 feet; thence West parallel with the North line of said Lot, 100 feet to the West line thereof; thence South along said West line to the point of beginning.

INCLUDES MOBILE HOME L09R10217 - 1976 LIBERTY/RIDGEWOOD