

## When recorded return to:

Mark Gonchar and Oksana Gonchar  
21614 Lafayette Road  
Sedro-Woolley, WA 98284

## QUIT CLAIM DEED

Escrow No. 20201363

Title Order No. 620045741

Real Estate Excise Tax  
Exempt

Skagit County Treasurer

By Heather Beauvais

Affidavit No. 2020-5518

Date 12/24/2020

THE GRANTOR(S) Ritta Chernega, a single person

for and in consideration of CLEARING TITLE; CO-SIGNER EXITING

in hand paid, conveys and quit claims to MARK GONCHAR AND OKSANA GONCHAR, HUSBAND  
AND WIFE

the following described real estate, situated in the County of SKAGIT, State of Washington together  
with all after acquired title of the grantor(s) herein:

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

Abbreviated Legal: PTNS LTS 2 & 3, SHORT PLAT NO. 92-78, BEING A PTN. SW SE, SEC. 27-35-4E,  
W.M.

Tax Parcel Number(s): P37919 / 350427-4-005-0209 AND P37920 / 350427-4-005-0308

Dated: 12/18/2020

= Cheryl =

Ritta Chernega

State of Washington

County of Whatcom } ss.

I certify that I know or have satisfactory evidence that Ritta Chernega 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 of such party(ies) for the uses and purposes  
mentioned in this instrument.

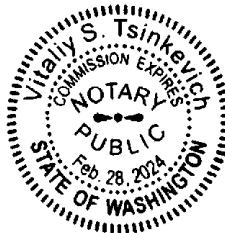
Dated: 12/18/2020

Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at Everett, WA

My appointment expires 02/28/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P37919 / 350427-4-005-0209 and P37920 / 350427-4-005-0308**

**Parcel "A":**

Lot 2 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

**Parcel "B":**

That portion of Lot 3 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 2 of said Short Plat No. 92-78;  
Thence South 00°10'55" East, a distance of 215 feet;  
Thence South 89°49'12" West, a distance of 99.14 feet, more or less, to a point which bears South 00°03'34" East from the Southwest corner of said Lot 2;  
Thence North 00°03'34" West, a distance of 215 feet, more or less, to said Southwest corner;  
Thence North 89°49'12" East, a distance of 99.14 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

**Parcel "C":**

That portion of Lot 3 of Short Plat No. 92-78, approved December 6, 1978, recorded December 6, 1978, under Auditor's File No. 892597, in Volume 3 of Short Plats, page 45, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 1 of said Short Plat No. 92-78;  
Thence South 00°03'34" West, a distance of 215 feet;  
Thence 89°49'12" West, a distance of 99.14 feet, more or less, to a point which bears South 00°03'46" West from the Southwest corner of said Lot 1;  
Thence North 00°03'46" East, a distance of 215 feet, more or less, to said Southwest corner;  
Thence North 89°49'12" East a distance of 99.14 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

*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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To Whom It May Concern:

**Perjury:** Perjury is a class C Felony which is punishable by imprisonment in a state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars, or both such imprisonment and fine.  
(RCW 9A.20.020(1C)).

I/we the grantor(s) and/or grantees(s) of the real property described on the Real Estate Excise Tax Affidavit to which this statement is attached, do hereby swear under penalty of perjury that the following is true:

We, the undersigned hereby certify Ritta Chernega was on title of the property mentioned below only as co-signer. She has not made any payments towards repayment of the loan, nor has she claimed an income tax exemption. She was on the title to help the grantee obtain credit. No additional consideration given for this conveyance.

PROPERTY ADDRESS: 21614 Lafayette Road., Sedro Woolley, WA 98284

We certify and declare under penalty of perjury under the laws of the State of Washington that the foregoing statement is true and correct.

We also, acknowledge that this transaction maybe subject to audit and have necessary documents to support this transfer.

Dated: 12/18/2020

*Ritta Chernega*  
Ritta Chernega

*Mark Gonchar*  
Mark Gonchar

*Oksana Gonchar*  
Oksana Gonchar

STATE OF Washington  
COUNTY OF Whatcom

I certify that I know or have satisfactory evidence that

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/18/2020



Notary Public in and for the state of Washington  
My appointment expires: 02/28/2024  
Residing at: Everett, WA