

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5588

Dec 30 2020

Amount Paid \$2885.00

Skagit County Treasurer

By Heather Beauvais Deputy

When recorded return to:

Juan Vargas
2730 Iroquois Drive
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED GNW 20-8396

THE GRANTOR(S) Joel A. Semanko and Andrea L. Semanko, Trustees of Semanko Family Trust dated May 10, 1991, 3409 Shelly Hill Road, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Juan Vargas, an unmarried person ~~and Elizabeth Mauricio,~~
~~an unmarried person~~
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 29, Township 34 North, Range 4 East - NW SE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P28091

Dated: 12/22/2020

Semanko Family Trust dated May 10, 1991

By: [Signature]
Joel A. Semanko, Trustee

By: [Signature]
Andrea L. Semanko, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Joel A. Semanko and Andrea L. Semanko, Trustees of Semanko Family Trust dated May 10, 1991 is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28th day of December, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN Blackburn Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P28091

Property Description:

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, Willamette Meridian, described as follows:

BEGINNING at a point on the South line of the County Road along the North line of said Northwest 1/4 of the Southeast 1/4, 495 feet West of the East line of said subdivision and 20 feet South of the North line of said subdivision; thence East 90 feet; thence South 350 feet; thence West 90 feet to a point 495 feet West of the East line of said Northwest 1/4 of the Southeast 1/4; thence North 350 to the point of beginning.

EXCEPT the North 10 feet thereof for County Road.

TOGETHER with that portion of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

BEGINNING at a point 315 feet West and 20 feet South of the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence South 350 feet; thence West 90 feet; thence North 350 feet to the South line of the County Road; thence East 90 feet to the point of beginning.

EXCEPT the North 10 feet thereof for County Road.

AND EXCEPT the North 117.00 feet (as measured perpendicular to and parallel with the South right-of-way margin of East Blackburn Road, being 30.00 feet South of the North line of the Southeast 1/4) of the East 84.00 feet (as measured perpendicular to and parallel with the East line) thereof.

SITUATED in City of Mount Vernon, Skagit County, Washington.

EXHIBIT B
20-8396-KH

1. Regulatory notice/agreement regarding Ordinance No. 1962 that may include covenants, conditions and restrictions affecting the subject property, recorded November 1, 1979 as Auditor's File No. 7911010004 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

2. Easement, affecting a portion of subject property for the purpose of Drainage including terms and provisions thereof granted to City of Mount Vernon recorded December 28, 2007 as Auditor's File No. 200712280059

3. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded November 6, 2012 under Auditor's File No. 201211060009.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded January 2, 2019 as Auditor's File No. 201901020063.

5. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded January 2, 2019 under Auditor's File No. 201901020064.