

**AFTER RECORDING MAIL TO:**

**Anthony Vekich  
21441 Starbird Road  
Mount Vernon, WA 98274**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-182452-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-361  
Jan 26 2021  
Amount Paid \$4005.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Statutory Warranty Deed**

**THE GRANTOR Gregg Powell, Administer of the Estate of Lynn Ellen Combs, deceased, Superior Court of the State of Washington, Skagit County, Probate Cause No. 19-4-00420-29 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANTHONY VEKICH, a single man the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:  
**Tr. 3, SP 49-78 AF #883231 (Ptn SE 1/4 NE 1/4, 34-33-4 E W.M.)**

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s):  
**330434-0-003-0210, P17752**

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. 01-182452-OE.

Dated           **January 22, 2021**

Estate of Lynn Ellen Combs

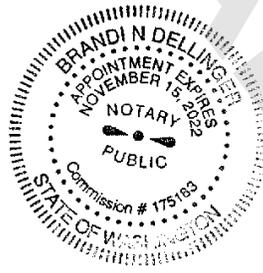
Gregg Adam Powell  
By: Gregg Powell, Personal Representative

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Gregg Powell** signed this instrument, on oath stated that **he** are authorized to execute the instrument and acknowledged it as the **Personal Representative** of **The Estate of Lynn Ellen Combs** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1/25/2021

Brandi N. Dellinger  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: Nov. 15<sup>th</sup>, 2022



**EXHIBIT A**

PARCEL "A":

Tract 3 of Skagit County Short Plat No. 49-78, approved July 6, 1978 and recorded July 12, 1978, under Auditor's File No. 883231 in Volume 2 of Short Plats, page 236, records of Skagit County, being a portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 34, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a 60 foot strip of land lying contiguous to the South line of Tracts 2 and 3, as shown on Short Plat No. 49-78, approved July 6, 1978 and recorded July 12, 1978, under Auditor's File No. 883231, in Volume 2 of Short Plats, page 236, and as delineated on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

ALSO, TOGETHER WITH a non-exclusive easement for access purposes over and across the Easterly 15 feet of that certain 30 foot strip of land designated for such purpose on the face of said Short Plat No. 49-78, the centerline of which is the East line of the main tract described above.

Situate in the County of Skagit, State of Washington.