

**AFTER RECORDING MAIL TO:**

**James Paul West and Bich-Ngoc Anna Duong**  
8710 13<sup>th</sup> Ave NW  
Seattle, WA 98177

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-180620-OE**  
**Land Title**

**Statutory Warranty Deed**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1262  
Mar 24 2021  
Amount Paid \$15085.61  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

**THE GRANTORS HAN NGUYEN and TAM LE, legally separated per Skagit County Cause No. 20-3-00064-29, each as their separate property as tentants in common for and in consideration of Ten Dollars and Other Valuable Consideration, as part of an IRS Tax Deferred Exchange in hand paid, conveys and warrants to James Paul West and Bich-Ngoc Anna Duong, a married couple the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal: Lot 49 Plat of Tinas Coma

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

**SUBJECT TO 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 No. 01-180620-OE.**

Tax Parcel Number(s): 4755-000-049-0000, P117084

Dated March 22, 2021

[Signature]  
Han Nguyen

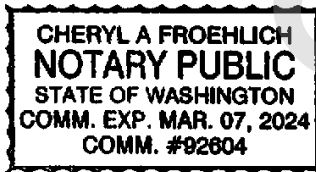
[Signature]  
Tam Le

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Han Nguyen and Tam Le is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3.23.21

[Signature]  
Printed Name Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 3-7-24



**EXHIBIT A**

Lot 49, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.