

**When recorded return to:**  
Nicholas Alexander Winters  
1724 East Blackburn Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1777

Apr 26 2021

Amount Paid \$5797.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046893

**CHICAGO TITLE**

620046893

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Dowhaniuk and Gabriela Dowhaniuk, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Nicholas Alexander Winters, a single man

the following described real estate, situated in the County of Skagit, State of Washington:

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

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. NW SE, 29-34-4E, W.M.

Tax Parcel Number(s): P115467 / 340429-0-007-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 20, 2021

*Jeffrey Dowhaniuk*  
Jeffrey Dowhaniuk

*Gabriela Dowhaniuk*  
Gabriela Dowhaniuk

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey Dowhaniuk and Gabriela Dowhaniuk 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: 4/23/2021

Name: *Ana Johnson*

Notary Public in and for the State of Washington

Residing at: Stanhwood

My appointment expires: 4/19/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P115467 / 340429-0-007-0100**

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That portion of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the intersection of the centerline of the County Road (Blackburn Road) along the North line of said Northwest 1/4 of the Southeast 1/4 and the East line of said subdivision;  
thence South 0 degrees 27'21" West along the East line of said subdivision 30 feet to the South line of the County Road;  
thence North 89 degrees 40'53" West along the South line of the County Road 25.00 feet to the true point of beginning;  
thence continuing North 89 degrees 40'53" West along the South line of said County Road 71.00 feet;  
thence South 0 degrees 27'21" West parallel to the East line of said subdivision 140.37 feet;  
thence South 89 degrees 40'53" East, 49.90 feet;  
thence North 23 degrees 08'12" East, 25.65 feet to a point of curvature; thence along the arc of a curve to the left having a radius of 145.00 feet through a central angle of 22 degrees 40'53" and an arc distance of 57.41 feet to a point of tangency;  
thence along said tangent North 0 degrees 27'21" East, 60.84 feet to the point of curvature.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 6, 1970 under Recording No. 735708.
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.