

**AFTER RECORDING MAIL TO:**

**Michael and Rebecca McDonald**  
1412 Digby Place  
Mount Vernon, WA 98274

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-184475-OE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1902  
Apr 30 2021  
Amount Paid \$7325.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Land Title**  
**01-184475-OE**

**Statutory Warranty Deed**

**THE GRANTOR ALEXANDER EUGENE MONTEILH, an unmarried person, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL McDONALD and REBECCA McDONALD, a married couple the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:  
**Lot D-23-C, Mount Vernon LU 06-030.**

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

Tax Parcel Number(s):  
**4900-004-023-0300, P124816**

Subject to all 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. 01-184475-OE.

Dated April 28, 2021

(Attached to Statutory Warranty Deed)

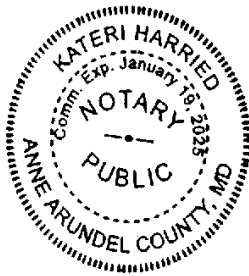
  
Alexander Eugene Monteilh 28 APR 21

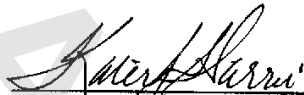
STATE OF MARYLAND }  
COUNTY OF ANNE ARUNDEL } SS:

I certify that I know or have satisfactory evidence that **Alexander Eugene Monteilh** 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: APRIL 28, 2021

Stamp/Seal:



  
Printed Name: KATERI HARRIED  
Notary Public in and for the State of MARYLAND  
Residing at 463 OLD LINE AVENUE, LAUREL, MD 20724  
My appointment expires: 1-19-2025

**EXHIBIT A**

Lot D-23-C, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030," by Boundary Line Adjustment recorded March 4, 2008 under Auditor's File No. 200803040069 and February 14, 2008 under Auditor's File No. 200802140087, and approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, "MADDOX CREEK P.U.D. PHASE 3," as per Mount Vernon Land Use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast  $\frac{1}{4}$  of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Beginning at the Southerly most corner of said Lot D-23-R;  
thence North  $54^{\circ}38'47''$  East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;  
thence North  $36^{\circ}16'52''$  West for a distance of 72.19 feet;  
thence North  $53^{\circ}43'08''$  East for a distance of 35.00 feet;  
thence North  $36^{\circ}16'52''$  West for a distance of 3.00 feet;  
thence North  $53^{\circ}43'08''$  East for a distance of 20.19 feet;  
thence North  $36^{\circ}16'52''$  West for a distance of 3.00 feet to the TRUE POINT OF BEGINNING;  
thence North  $53^{\circ}43'08''$  East for a distance of 20.19 feet, more or less, to a point on the Southwesterly line of Lot D-23-D Revised;  
thence South  $36^{\circ}16'52''$  East along said Southwesterly line, or line extended, for a distance of 55.00 feet;  
thence South  $53^{\circ}43'08''$  West for a distance of 20.19 feet, more or less, to a point bearing South  $36^{\circ}16'52''$  East from the true point of beginning;  
thence North  $36^{\circ}16'52''$  West for a distance of 55.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.