

When recorded return to:
Larissa Recker
811 North 21st Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2272
May 21 2021
Amount Paid \$6965.00
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.: 620047365

CHICAGO TITLE
620047365

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Stefaniw and Courtney E. Stefaniw, 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 Larissa Recker, an unmarried person

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.)

LT 2. SP NO. LU-08-025, REC NO. 200901050118

Tax Parcel Number(s): P128253 / 340420-0-138-0100

NE NE 20 34-4

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: May 12, 2021



Christopher Stefaniw




Courtney E. Stefaniw

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Christopher Stefaniw and Courtney E. Stefaniw
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 21, 2021


Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

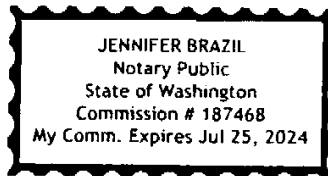


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P128253 / 340420-0-138-0100

LOT 2 AS DELINEATED ON SHORT PLAT NO. LU-08-025, AS APPROVED ON DECEMBER 29, 2008 AND RECORDED ON JANUARY 5, 2009, UNDER RECORDING NO. 200901050118, BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. LU-08-025:

Recording No: 200901050118

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.