

When recorded return to:

Timothy Chomiak  
18262 Indian Road  
La Conner, WA 98257

GNW 21-11409

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick J. Fraser and Linda M. Fraser, husband and wife, 11048 View Ridge Drive,  
Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Timothy Chomiak, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Ptn. Gov. Lot 10 of Section 19, Township 34 North, Range 4 East

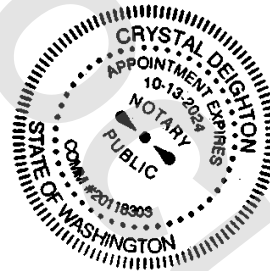
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P26412

Dated: June 14, 2021

Patrick J. Fraser  
Patrick J. Fraser

Linda M. Fraser  
Linda M. Fraser



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3675  
Aug 10 2021  
Amount Paid \$5605.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11409-KH

STATE OF WASHINGTON  
COUNTY OF SKAGIT

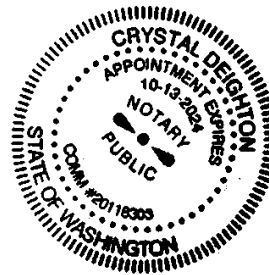
I certify that I know or have satisfactory evidence that Patrick J. Fraser and Linda M. Fraser is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 14 day of June, 2021

*Crystal Deighton*  
Signature

Escrow Assistant  
Title

My appointment expires: 10-13-2024



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 527 North Barker Street, A & B, Mount Vernon, WA 98273  
Tax Parcel Number(s): P26412

**Property Description:**

That portion of Government Lot 10 of Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point in the West line of said subdivision 885.7 feet South of the Northwest corner thereof;  
thence North 86 degrees East 270 feet to the true point of beginning;  
thence South 80 feet;  
thence South 86 degrees West 165 feet;  
thence North 80 feet;  
thence North 86 degrees East 165 feet to the true point of beginning.

TOGETHER WITH an easement for road purposes over the following described strip:

Beginning at a point in the West line of Lot 10 which is 885.7 feet South of the Northwest corner thereof;  
thence North 86 degrees East to the County road;  
thence Northerly along the West line of the County road, 20 feet;  
thence Westerly 20 feet North of the first described course to the West line of Lot 10;  
thence South 20 feet to the point of beginning.

**EXHIBIT B**

21-11409-KH

N/A

Statutory Warranty Deed  
LPB 10-05

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UNOFFICIAL DOCUMENT