

When recorded return to:

Marcial Osuna Torrez and Maria Elena Gonzalez Guevara  
1805 Douglas Street  
Mount Vernon, WA 98273

**STATUTORY WARRANTY DEED**

GNW 21-12891

THE GRANTOR(S) Gary E. Lemings and Mary D. Lemings, husband and wife, P.O. Box 72, Willow, AK 98688,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Marcial Osuna Torrez and Maria Elena Gonzalez Guevara, a married couple

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:  
Section 30, Township 34 North, Range 4 East - SW NE

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): P29135

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: 9-23-2021

Affidavit No. 2021-4412

Sep 24 2021

Amount Paid \$5605.00

Skagit County Treasurer

By Lena Thompson Deputy

Gary E. Lemings  
Gary E. Lemings  
Mary D. Lemings  
Mary D. Lemings

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12891-KH

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STATE OF WASHINGTON *Alaska*  
COUNTY OF ~~SEKAGH~~ *Matanuska*

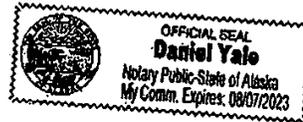
I certify that I know or have satisfactory evidence that Gary E. Lemings and Mary D. Lemings is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 23 day of September, 2021

*Daniel*  
Signature

*notary for the State of Alaska*  
Title

My appointment expires: *08/07/2023*



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

Property Address: 1805 Douglas Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P29135

**Property Description:**

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of that certain 60-foot wide street in the City of Mount Vernon, known as Douglas Street, which point is 718.50 feet South of, when measured at right angles, from the North line of said subdivision, and which point is the Northeast corner of that tract of land conveyed to Alfred Van Der Pol and Dorothy Van Der Pol, husband and wife, by Deed recorded under Auditor's File No. 752365, records of Skagit County, Washington; thence South 89 degrees 14' 36" West parallel with the North line of said subdivision, a distance of 121.00 feet; thence continuing South 89 degrees 14' 36" West parallel with the North line of said subdivision, a distance of 41.67 feet to a point in an old fence line, which fence existed on July 20, 1973; thence South 00 degrees 36' 42" East along said fence line, a distance of 79.99 feet; thence North 89 degrees 14' 36" East parallel with the North line of said subdivision, a distance of 40.83 feet to the Southwest corner of said tract conveyed to Alfred Van Der Pol, et ux; thence North 89 degrees 14' 36" East parallel with the North line of said subdivision, a distance of 121 feet, more or less, to the West line of Douglas Street; thence North along the West line of Douglas Street to the point of beginning.

Statutory Warranty Deed  
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**EXHIBIT B**

21-12891-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named HEATHER VILLAGE recorded September 8, 2009 as Auditor's File No. 200909080175.