

When recorded return to:

Arturo Vivanco, Jr. and Jennifer Vivanco
18582 Josh Wilson Road
Burlington, WA 98233

203199-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Kevin Vivanco, an unmarried person as his separate property**

for and in consideration of FIVE HUNDRED THOUSAND AND 00/100 Dollars (**\$500,000.00**)

in hand paid, conveys, and warrants to **Arturo Vivanco, Jr. and Jennifer Vivanco, a married couple**

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

For Full Legal See Attached "Exhibit A"

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

Ptn NW 1/4 NE 1/4, 31-35-4 E W.M.

Tax Parcel Number(s): 350431-1-007-0009/P38145

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5252

Nov 16 2021


Amount Paid \$8005.00

Skagit County Treasurer
By Josie Bear Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 203199-LT.

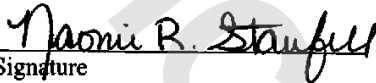
(attached to Statutory Warranty Deed)

Dated: November 10, 2021


Kevin Vivanco

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15th day of November, 2021 by Kevin Vivanco.


Signature

Notary
Title

My appointment expires: 06-21-22

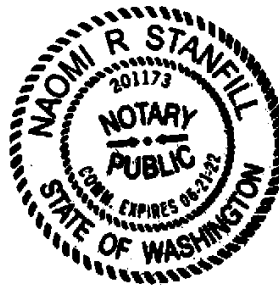


Exhibit A

The North 664.15 feet of West 440 feet of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 35 North, Range 4 East W.M., in Skagit County, Washington;

EXCEPT ROAD;

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

That portion of the West 440 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 35 North, Range 4 East, W. M., lying Southerly of the following described line:

Beginning at the Northwest corner of said Northwest 1/4 of the Northeast 1/4;
thence North 88°36'30" East along the North line of said subdivision a distance of 134.00 feet to the Northeast corner of that certain tract of land conveyed to Jack Daniels and wife by instrument recorded under Auditor's File No. 553946;
thence South 0°54' West along the East line of said Daniels tract a distance of 327.20 feet to the Southeast corner thereof, said point being the TRUE POINT OF BEGINNING of this line description;
thence North 89°33' East a distance of 306.19 feet, more or less, to the East line of said Northwest 1/4 of the Northeast 1/4 and the TERMINUS of this line description.

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A tract of land in the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 35 North, Range 4 East, W. M., described as follows:

Beginning at the Northwest corner of said subdivision;
thence South 00°54' West along the West line of said subdivision 325.00 feet;
thence North 89°33' East 133.98 feet;
thence North 00°54' East 327.20 feet to the North line of said subdivision;
thence South 88°36'30" West along the North line of said subdivision 134.00 feet to the point of beginning.

EXCEPT County Road right-of-way.

Situate in the County of Skagit, State of Washington.