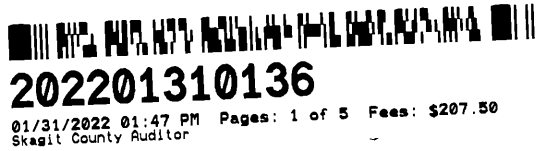


When recorded return to:
QuocAnh NguyenLe and MyKhanh NguyenLe
10272 Warfield Road
Sedro Woolley, WA 98284



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
JAN 31 2022
Amount Paid \$ /
Skagit Co. Treasurer
By Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047211

CHICAGO TITLE CO.
620047211

STATUTORY WARRANTY DEED Fulfillment

THE GRANTOR(S)

Howard Koozer and Barbara Koozer, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to

QuocAnh NguyenLe and MyKhanh NguyenLe, a married couple

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.)

Ptn. NW and NW SW, 28-35-6E, W.M. and Ptn. SE NE, 29-35-6E, W.M.

Tax Parcel Number(s): P41958 / 350628-2-005-0002, P41959 / 350628-2-006-0001, P41967 / 350628-3-003-0002, P42000 / 350629-1-007-0001

Subject to:

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

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 20, 2021 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on 07/23/2021,
receipt number 2021-3403. Amount paid \$ 11,443.28

Dated: July 19, 2021

AF# 202107230224

Howard D Koozer
Howard Koozer

Barbara J Koozer
Barbara Koozer

STATUTORY WARRANTY DEED

Fulfillment
(continued)State of Washington
County of Skasit

I certify that I know or have satisfactory evidence that

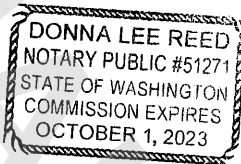
Howard Kooser & Barbara Kooser
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 7/19/2021Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Thurston WA
My appointment expires: 10/1/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41958 / 350628-2-005-0002, P41959 / 350628-2-006-0001, P41967 /
350628-3-003-0002 and P42000 / 350629-1-007-0001

PARCEL "A":

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 6 East, W.M.,

EXCEPT the North 20 feet thereof conveyed to Skagit County for road purposes by Deed recorded November 16, 1916, in Volume 105 of Deeds, page 187, records of Skagit County, Washington,

ALSO EXCEPT that portion described as follows:

Beginning at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 6 East, W.M.;
thence South 20 feet to the true point of beginning;
thence East 3 feet;
thence South 150 feet;
thence West 3 feet;
thence North 150 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 6 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 35 North, Range 6 East, W.M.,

EXCEPT the Northeast $\frac{1}{4}$ thereof,

AND EXCEPT the South 200 feet of the West 209.08 feet of the East 240.50 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 35 North, Range 6 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Poeschel & Schultz, Inc.
Purpose: Ingress, egress and utilities
Recording Date: November 29, 1990
Recording No.: 9011290020
2. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: December 20, 2006
Recording No.: 200612200047
3. Lot Certificate including the terms, covenants and provisions thereof

Recording Date: November 9, 2006
Recording No.: 200611090091
4. Lot Certificate including the terms, covenants and provisions thereof

Recording Date: April 5, 2007
Recording No.: 200704050078
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Public
Purpose: Well protection zone
Recording Date: May 22, 2007
Recording No.: 200705220110
6. The Land has been classified as Farm and agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 21, 1971
Recording No.: 751482

Recording Date: October 8, 1974
Recording No.: 808525

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
7. City, county or local improvement district assessments, if any.

EXHIBIT "C"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.