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02/02/2022 03:23 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

**After Recording Return To:**

Skagit Law Group, PLLC  
P. O. Box 336 / 227 Freeway Drive, Suite B  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022.376

FEB 02 2022

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**

GRANTORS: PAUL M. ROUW, a married man as his separate estate; and  
INDIRA ROUW WAGENBACH, a single woman,  
each as to an undivided one-half fractional interest, as  
tenants in common

GRANTEE: 408 SOUTH SECOND, LLC,  
a Washington limited liability company

Abbreviated Legal: PTN LOT 2, BLOCK 12, MAP OF MOUNT VERNON,  
GATES 1<sup>st</sup> AND 2<sup>nd</sup> ADDITIONS TO MOUNT VERNON

Additional Legal on page(s): Exhibit "A"

Assessor's Tax Parcel Nos: 3700-012-002-0109; P52074

THE GRANTORS, PAUL M. ROUW, a married man as his separate estate, and INDIRA ROUW WAGENBACH, a single woman, for and in consideration of the transfer of an interest in real property to a limited liability company in the same pro rata shares as held prior to transfer (mere change in form of ownership), convey and warrant to GRANTEE, 408 SOUTH SECOND, LLC, a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, to-wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

DATED: January 28, 2022.

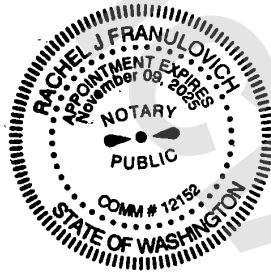
PAUL M. ROUW

INDIRA ROUW WAGENBACH

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

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

DATED: January 28, 2022.



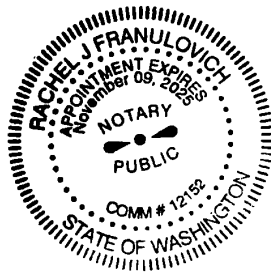
*Rachel J. Franulovich*  
(Signature of Notary)

RACHEL FRANULOVICH  
(Legibly Print or Type Name of Notary)  
My appointment expires: 11-09-2025

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence INDIRA ROUW WAGENBACH is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 28, 2022.



*Rachel J. Franulovich*  
(Signature of Notary)

RACHEL FRANULOVICH  
(Legibly Print or Type Name of Notary)  
My appointment expires: 11-09-2025

Exhibit "A"  
Legal Description

That portion of Lot 2, Block 12, of "MAP OF MOUNT VERNON, GATES 1<sup>st</sup> AND 2<sup>nd</sup> ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

Beginning at the Southwesterly corner of said Lot; thence Northerly along the Westerly line of said Lot, 25 feet, more or less, to the Southwesterly corner of a tract of land conveyed to Felix Minor by document recorded September 10, 1959, under Auditor's File No. 585358, said Southwesterly corner being referred to as the Southwesterly corner of a red brick building and further being referred to as the Northwesterly corner of a concrete building in document recorded September 24, 1959, under Auditor's File No. 585836; thence Easterly along the South line of said Minor tract, 100 feet, more or less, to the Easterly line of said lot; thence Southerly along said Easterly line, 25 feet, more or less, to the Southeasterly corner of said lot; thence Westerly along the Southerly line of said lot, 100 feet, more or less, to the point of beginning; EXCEPT the Easterly 6 feet thereof for alley.

SUBJECT TO: Easements, restrictions, and reservations of record. SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(a).

EXHIBIT "A"