

When recorded return to:

Denny P. Muia and Rachel L. Muia
3410 Martin Road
Mount Vernon, WA 98273
205283-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Iris Joy Muia, a married person as her separate property**

for and in consideration of **FOUR HUNDRED SEVENTEEN THOUSAND AND 00/100 Dollars (\$417,000.00)**

in hand paid, conveys, and warrants to **Denny P. Muia and Rachel L. Muia, husband and wife**

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

PARCEL "A"

Lot 2, "WEST TRUMPETER," as per plat recorded in Volume 14 of Plats, pages 106 and 107, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress over and across the Northerly 30 feet of that portion of Lot 1, "West Trumpeter" adjacent to said Lot 2 on the West.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): 4527-000-002-0004/P83796

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. 205283-LT.

* Subject property is not Grantor's primary residence *

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221746
Apr 28 2022
Amount Paid \$6277.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05(i)
Page 1 of 2

(Attached to Statutory Warranty Deed)

Dated: April 22, 2022

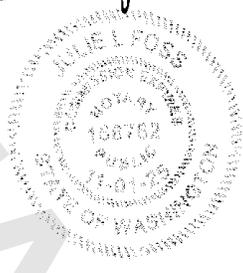
Iris Joy Muia
Iris Joy Muia

STATE OF WASHINGTON
COUNTY OF SKAGHAMAWH *Chelan*

This record was acknowledged before me on 26th day of April, 2022 by Iris Joy Muia.

[Signature]
Signature

Notary Public
Title



My appointment expires:
11/01/2025