

WHEN RECORDED RETURN TO:

Robert Cionni and Helen Cionni
13364 Teak Lane
Mount Vernon, WA 98273

STG - 47786

Escrow Number: 01348-47786

Filed for Record at Request of: *Premier Title of Island County*

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Jason Pratt and Heather Pratt, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Robert Cionni and Helen Cionni, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Abbreviated Legal: (Required if full legal not inserted above.)
Lot 9 and ptn. Lot 8, Sunset Addn. to Clear Lake

Tax Parcel Number(s): P69909 and 4027-000-009-0002

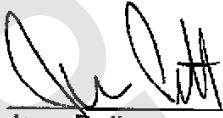
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223531

Aug 26 2022

Amount Paid \$28242.50
Skagit County Treasurer
By Lena Thompson Deputy

Dated: August 23, 2022



Jason Pratt



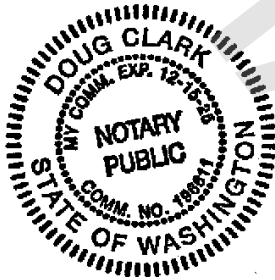
Heather Pratt

State of Washington

County of ~~Island~~ Skagit

This record was acknowledged before me on 23rd day of August, 2022 by Jason Pratt and Heather Pratt.

(Stamp)



Printed name: Doug Clark

Notary Public

My commission expires: 12-15-25

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lots 8 and 9 of "PLAT OF SUNSET ADDITION TO CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, Page 38, records of Skagit County, Washington; EXCEPT that portion of Lot 8 described as follows:

Beginning at the Northwest corner of Lot 8 of said Plat;
thence South 89° 31' 51" East along the North line of said Lot 8, a distance of 509.77 feet;
thence South 00° 28' 09" West, a distance of 120.00 feet;
thence North 89° 31' 51" West, distance of 508.05 feet to a point on the West line of said Lot 8;
thence North 00° 21' 15" West, a distance of 120.01 feet to the point of beginning.