

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235531

Feb 21 2023

Amount Paid \$10274.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-17731

When recorded return to:

Vu Tan Nguyen and Anh Thuy Phan  
8105 88th Street Northeast  
Marysville, WA 98270

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Happy Bunch, L.L.C., a Washington Limited Liability Company, and Ken Wong and May Wong, husband and wife, as their interests appear of record, 2006 Riverside Drive, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Vu Tan Nguyen and Anh Thuy Phan, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: Section 8, Township 34 North, Range 4 East - SW NW (aka TR A & Ptn. TR B SP 97-78)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P24261

Dated: 2-17-23

Happy Bunch, L.L.C., a Washington Limited Liability Company

By: IC Wong  
Kenneth Wong, Member

By: May Wong  
May Wong, Member

IC Wong  
Ken Wong

May Wong  
May Wong

Statutory Warranty Deed  
LPB 10-05

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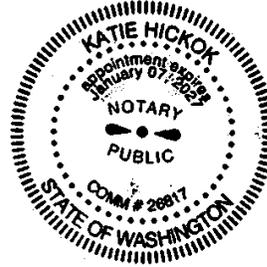
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 17<sup>th</sup> day of February, 2023 by Kenneth Wong and May Wong,  
Members of Happy Bunch, L.L.C. and individually by Ken Wong and May Wong.

[Handwritten Signature]  
Signature

Notary  
Title

My commission expires: 1-7-27



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1760 South Burlington Boulevard, Burlington, WA 98233  
Tax Parcel Number(s): P24261

**Property Description:**

Tract "A" of Short Plat No. 97-78, approved November 14, 1978 and recorded November 14, 1978 under Auditor's File No. 891248, in Book 3 of Short Plats, page 41, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 34 North, Range 4 East, W.M.;

EXCEPT that portion thereof lying Westerly of a line 40 feet East of and parallel with the West line of said subdivision.

ALSO EXCEPT that portion described as follows:

The south 6.0 feet of Tract A of Short Plat No. 97-78 filed in Volume 3 of Short Plats at Page 41 as A.F. No. 891248, being in the southwest quarter of the northwest quarter of Section 8, Township 34 North, Range 4 East, W.M.; EXCEPT the north 1.0 feet of the west 20.37 feet of the east 79.60 feet of said south 6.0 feet.

TOGETHER WITH that portion of Tract "B" of Short Plat No. 97-78, approved November 14, 1978 and recorded November 14, 1978 under Auditor's File No. 891248, in Book 3 of Short Plats, page 41, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 34 North, Range 4 East, W.M. which lies northerly and westerly of the following described line:

Beginning at the northeast corner of south 6 feet of Tract A of said Short Plat No. 97-78; thence S 83°49'40"E parallel with the south line of said Tract A, a distance of 10.01 feet; thence N 01°23'26"W parallel with the east line of said Tract A, a distance of 109.00 feet to the north line of Tract B of said Short Plat No. 97-78 and the terminus of this line description.

EXCEPT any portion above lying within road.

**EXHIBIT B**

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1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat 97-78 recorded November 14, 1978 as Auditor's File No. 891248.
2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Binding Site Plan No. BS-1-95 recorded August 7, 1995 as Auditor's File No. 9508070045.
3. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded April 10, 1995 under Auditor's File No. 9504100046.

Statutory Warranty Deed  
LPB 10-05

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