

WHEN RECORDED RETURN TO:

Melissa Fernandes and Ruthann Fernandes
1923 East Viewmont Drive,
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236380
May 04 2023
Amount Paid \$7365.00
Skagit County Treasurer
By Lena Thompson Deputy

File No.: 1981461

Filed for Record at Request of: **Stewart Title Company**

Guardian Title Or. 23-17967-TO

STATUTORY WARRANTY DEED

THE GRANTOR(S), **David Chanady, a married man as his sole and separate property and Gen Chanady, a married man as his sole and separate property** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Melissa Fernandes, an unmarried person and Ruthann Fernandes, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, "Bel-Air Manor Seventh Addition", as per plat recorded in Volume 10 of Plats, page 64, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to: 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.

Abbreviated Legal: Lot 3, Bel-Air Manor 7th Addn.

Tax Parcel Number(s): P78373

Dated: 5/02, 2023

[Signature]
David Chanady

[Signature]
Gen Chandany Chenady

[Signature]
Ulrika Chandany - Spouse of Gen
Chandany

State of WA
County of Skagit

This record was acknowledged before me on 5/02, 2023 by David Chanady
and Gen Chandany. and Ulrika Chandany

(Stamp)

[Signature]
Printed Name: Linda Dietrick
Notary Public
My commission expires: 11/03/2025

