

When recorded return to:

Kari Kirkwood and Mary R. Kirkwood
1164 Honeymoon Lake Drive
Greenbank, WA 98253

208198-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236766

Jun 05 2023

Amount Paid \$8583.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Kenneth R. Guy and Marilyn A. Guy, husband and wife**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **Kari Kirkwood, an unmarried person, and Mary R.
Kirkwood, an unmarried person**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Lot D-23-A, (Revised) Mount Vernon Land Use No. LU 06-030

Tax Parcel Number(s): 4900-004-023-0100/P124814

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown in Land Title Company's Preliminary Commitment No.
208198-LT.

Dated: May 31, 2023

(attached to Statutory Warranty Deed)

Kenneth R. Guy
Kenneth R. Guy

Marilyn A. Guy
Marilyn A. Guy

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 31st day of May, 2023 by Kenneth R. Guy
and Marilyn A. Guy.

Lindsey C. Shannon
Signature

Notary
Title

My commission expires: Feb. 10, 2025

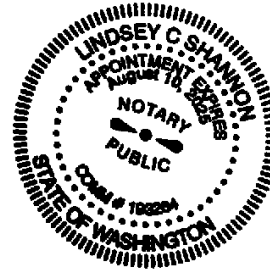


Exhibit A

Lot D-23-A, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030," by Boundary Line Adjustment recorded March 4, 2008 under Auditor's File No. 200803040069 and February 14, 2008 under Auditor's File No. 200802140087, and approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, "MADDOX CREEK P.U.D. PHASE 3," as per Mount Vernon Land Use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Beginning at the Southerly most corner of said Lot D-23-R;
thence North 54°38'47" East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;
thence North 36°16'52" West for a distance of 72.19 feet;
thence North 53°43'08" East for a distance of 35.00 feet;
thence North 36°16'52" West for a distance of 3.00 feet;
thence North 53°43'08" East for a distance of 20.19 feet;
thence North 36°16'52" West for a distance of 3.00 feet;
thence North 53°43'08" East for a distance of 20.19 feet;
thence North 36°16'52" West for a distance of 5.00 feet;
thence North 53°43'08" East for a distance of 20.19 feet;
thence North 36°16'52" West for a distance of 3.00 feet to the True Point of Beginning;
thence North 53°43'08" East for a distance of 35.00 feet;
thence South 36°16'52" East for a distance of 54.00 feet;
thence South 53°43'08" West for a distance of 35.00 feet, more or less, to a point bearing South 36°16'52" East from the True Point of Beginning;
thence North 36°16'52" West for a distance of 54.00 feet, more or less, to the True Point of Beginning.

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