

When recorded return to:

Joy Chilcote, Orion Chilcote, Teal Chilcote, and Sophie Lee Chilcote  
15054 Summers Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236880

Jun 13 2023

Amount Paid \$4725.00

Skagit County Treasurer

By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 23-17688-KH

THE GRANTOR(S) **Russell John Yerger, an unmarried man, and Michele Yvonne Yerger, an unmarried woman, 19926 Echo Hill Road, Sedro-Woolley, WA 98284,**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Joy Chilcote and Orion Chilcote, a married couple, and Teal Chilcote and Sophie Lee Chilcote, a married couple**

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

Lot 1, Short Plat No. 92-038, approved November 11, 1992, recorded November 18, 1992, in Book 10 of Short Plats, Page 138, under Auditor's File No. 9211180011, and being a portion of the East 1/2 of Section 20, Township 36 North, Range 4 East, W.M.

Abbreviated legal description: Property 1:  
Section 20, Township 36 North, Range 4 East - Ptn. E 1/2 (aka Lot 1 SP 92-038)

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 "A" attached hereto

Tax Parcel Number(s): P49525/360420-0-010-0701

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17688-KH

Page 1 of 3

Dated: 06/09/2023

*Russell John Yerger*  
Russell John Yerger

Michele Yvonne Yerger

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 9 day of June, 2023 by Russell John Yerger and ~~Michele Yvonne Yerger~~

*Kyle Beam*  
Signature

Notary  
Title

My commission expires: 09/11/2023

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

Dated: 06/11/2023

Russell John Yerger

Michele Y. Yerger  
Michele Yvonne Yerger

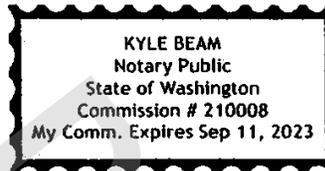
STATE OF WASHINGTON  
COUNTY OF ~~SKAGIT~~ <sup>KB</sup>  
Whatcom

This record was acknowledged before me on 11 day of June, 2023 by ~~Russell John Yerger and Michele Yvonne Yerger.~~ <sup>KB</sup>

KB  
Signature

Notary  
Title

My commission expires: 9-11-23



**EXHIBIT A**

23-17688-KH

10. 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 No. 92-038 recorded November 18, 1992 as Auditor's File No. 9211180011.

11. Easement, affecting a portion of subject property for the purpose of Ingress and Egress including terms and provisions thereof granted to Russell J. Yerger and Michele Y. Yerger recorded on February 27, 2023 as Auditor's File No. 202302270157

**End of Exhibit A**