

202307170060

07/17/2023 02:52 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:
Jenna Nation and Cody Nation
21614 Lafayette Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237307

Jul 17 2023

Amount Paid \$11324.20
Skagit County Treasurer
By Lena Thompson Deputy

Title order # 209064-LT

Filed for Record at Request of: WFG National Title Company of Washington, LLC
Escrow Number: 23-138235

Statutory Warranty Deed

Abbreviated Legal: (0.5100 AC) PTN SW14 SE14, SECTION 27, TOWNSHIP 35 NORTH,
RANGE 4 EAST, W.M. AKA TR 2 OF SP 92-78 AF#892597

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): P37919, ~~P37919~~ P37920

THE GRANTOR Mark Gonchar and Oksana Gonchar, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jenna Nation and Cody Nation, a married couple, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.


Dated this 14 day of July, 2023


Mark Gonchar


Oksana Gonchar

STATE OF Washington)
County of Skagit) SS.

This record was acknowledged before me on this 14th day of July, 2023 by Mark Gonchar and Oksana Gonchar.


Notary Public for Washington

My commission expires: 08/28/2023

HEDY HANNI
Notary Public
State of Washington
Commission # 209557
My Comm. Expires Aug 28, 2023

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

PARCEL "A":

LOT 2 OF SHORT PLAT NO. 92-78, APPROVED DECEMBER 6, 1978, RECORDED DECEMBER 6, 1978, UNDER AUDITOR'S FILE NO. 892597, IN VOLUME 3 OF SHORT PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THAT PORTION OF LOT 3 OF SHORT PLAT NO. 92-78, APPROVED DECEMBER 6, 1978, RECORDED DECEMBER 6, 1978, UNDER AUDITOR'S FILE NO. 892597, IN VOLUME 3 OF SHORT PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF SAID SHORT PLAT NO. 92-78;
THENCE SOUTH 00°10'55" EAST, A DISTANCE OF 215 FEET;
THENCE SOUTH 89°49'12" WEST, 99.14 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 00°03'34" EAST FROM THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE NORTH 00°03'34" WEST, 215 FEET, MORE OR LESS, TO SAID SOUTHWEST CORNER;
THENCE NORTH 89°49'12" EAST, 99.14 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

THAT PORTION OF LOT 3 OF SHORT PLAT NO. 92-78, APPROVED DECEMBER 6, 1978, RECORDED DECEMBER 6, 1978, UNDER AUDITOR'S FILE NO. 892597, IN VOLUME 3 OF SHORT PLATS, PAGE 45, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT NO. 92-78;
THENCE SOUTH 00°03'34" WEST, A DISTANCE OF 215 FEET;
THENCE SOUTH 89°49'12" WEST, A DISTANCE OF 99.14 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 00°03'46" WEST FROM THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 00°03'46" EAST, A DISTANCE OF 215 FEET, MORE OR LESS, TO SAID SOUTHWEST CORNER;
THENCE NORTH 89°49'12" EAST, 99.14 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.