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08/08/2023 02:21 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

When recorded return to:

Marisa D. Vitiello and Thomas E. Yoder  
P.O. Box 274  
La Conner, WA 98257

Land Title and Escrow  
207343-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7579  
AUG 08 2023

Amount Paid \$ 213.80  
Skagit Co. Treasurer  
By  Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Walter A. Bouwens, who also appears of record as Walter Bouwens, unmarried as his separate property** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Marisa D. Vitiello and Thomas E. Yoder, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

A leasehold interest in the following described property:

Lot 38, "CAPET ZALSILUCE WATERFRONT TRACTS", according to the unrecorded plat thereof on file in the office of the Department of the Interior, Western Washington Bureau of Indian Affairs, Puget Agency, and as shown on a survey of said premises recorded October 5, 2006, under Auditor's File No. 200610050125 records of Skagit County, Washington in Government Lot 1, Section 3, Township 33 North, Range 2 East, W.M., more fully described as follows:

Beginning at the Northeast corner of Government Lot 1, Section 3, Township 33 North, Range 2 East W.M.;  
thence North 89°47'02" East, 20.04 feet to the true point of beginning;  
thence North 89°47'02" East, 101.20 feet;  
thence South 03°37'58" East, 50 feet, to the true point of beginning;  
thence North 89°47'02" East, 101.20 feet;  
thence North 03°37'58" West, 50 feet to the true point of beginning;

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): S3302030004/5105-000-038-0000/P110728

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. 207343-LT.

Dated: August 4, 2023

Walter A. Bouwens  
Walter A. Bouwens

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 4<sup>th</sup> day of August, 2023 by Walter A. Bouwens.

Kathy G Petersen  
Signature

Notary Public  
Title State of Washington

My commission expires: march 15, 2024

