

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238454
Oct 19 2023
Amount Paid \$16344.69
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

GRANTOR: DENNIS A. JONES,
a married man, as his separate estate

GRANTEES: NICHOLAS D. MOGA and ELIZABETH A.B. MOGA,
husband and wife

Legal Description: Exhibit "A"

Abbreviated Form: Ptn. SW ¼; Sec. 15-34-3

Assessor's Tax Parcel Nos.: 340315-3-008-0100 / P111134
340315-3-003-0001 / P22024

THE GRANTOR, DENNIS A. JONES, a married man, as his separate estate, for and in consideration of Ten and No/100s Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant to the GRANTEES, NICHOLAS D. MOGA and ELIZABETH A.B. MOGA, husband and wife, all of Grantor's right, title and interest in and to the following described real property, situated in the County of Skagit, State of Washington, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

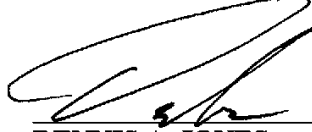
SUBJECT TO: Easements, covenants, restrictions and reservations of record.

Situated in Skagit County, Washington.

/// Signature follows ///

STATUTORY WARRANTY DEED - 1

DATED: 25 Sep 23, 2023



DENNIS A. JONES

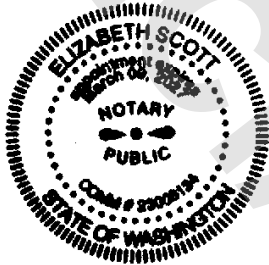
(Acknowledgment follows.)

STATUTORY WARRANTY DEED - 2

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **DENNIS A. JONES** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 25th day of September, 2023.



Elizabeth Scott
(Signature of Notary)
ELIZABETH SCOTT

(Legibly Print or Type Name of Notary)
My appointment expires: March 29, 2027

Exhibit "A"
Legal Description

THE WEST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$, OF THE SOUTHWEST $\frac{1}{4}$ OF
SECTION 15, TOWNSHIP 34 N., RANGE 3 E., W.M;
EXCEPT A $\frac{1}{2}$ INTEREST IN THE NORTH 20 FEET OF THE WEST 20 FEET;
AND EXCEPT DITCH RIGHT-OF-WAY;
TOGETHER WITH AN UNDIVIDED $\frac{1}{2}$ INTEREST IN THE NORTH 20 FEET OF THE
SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15,
TOWNSHIP 34 N., RANGE 3 E., W.M.;
ALL SITUATE WITHIN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "A"