

When recorded return to:

Anthony Ghidossi and Stephanie Ghidossi
13918 Young Road
Mount Vernon, WA 98273

213507-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243162
Dec 04 2024
Amount Paid \$10863.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **John Brauer and Suzanne Brauer, a married couple**

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

in hand paid, conveys and warrants to **Anthony Ghidossi and Stephanie Ghidossi, a married couple**

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.)

Ptn NE NE, 17-34-03 E W.M.

Tax Parcel Number(s): 340317-0-003-0013/P22078

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. 213507-LT.

Dated: December 3, 2024

(attached to Statutory Warranty Deed)

John Brauer
John Brauer

Suzanne Brauer
Suzanne Brauer

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 3rd day of Dec., 2024 by John Brauer and Suzanne Brauer.

Kimberly Hawes
Signature

WFO
Title

My commission expires: August 18, 2028



Exhibit A

The East 700 feet of the North 250 feet of the following described tract:

That portion of the Northeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the section line, a distance of 1,012.3 feet South of the Northeast corner of said Section 17;

thence North 00°20' West, a distance of 1,012.3 feet to the section corner;

thence North 89°36' West on the section line, a distance of 1,049.3 feet to an iron pipe;

thence South, a distance of 1,015.3 feet to an iron pipe;

thence East, a distance of 1,049.6 feet, more or less, to an iron pipe and the point of beginning;

EXCEPT the East 30 feet conveyed to Skagit County by instrument recorded September 27, 1966, under Auditor's File No. 688740, records of Skagit County, Washington;

EXCEPT the as built and existing County road known as Young Road along the North line thereof.

Situate in the County of Skagit, State of Washington.