

202412240064

12/24/2024 10:13 AM Pages: 1 of 4 Fees: \$306.50

Skagit County Auditor, WA

When recorded return to:

Edward Nowakowski and Jennifer Earll
4848 Sharpe Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243389

Dec 23 2024

Amount Paid \$13923.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 24-22332

STATUTORY WARRANTY DEED

THE GRANTOR(S), **James McAuley and Judith Jensen McAuley, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Edward Nowakowski and Jennifer Earll, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Abbreviated Legal: (Required if full legal not inserted above.)

Section 11, Township 34 North, Range 1 East - NE SE (aka Tract 4, SP# 25-75)

Tax Parcel Number(s): 340111-4-002-0303 and P19188

File No.: 01348-49642

LPB 10-05(i) rev. 10.2022
Page 1 of 4

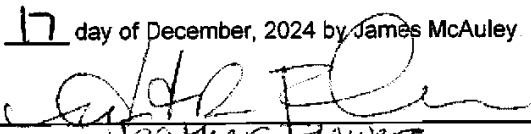
Dated: December 17, 2024


James McAuley

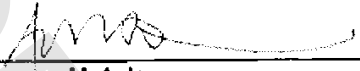
State of Washington
County of Island

This record was acknowledged before me on 17 day of December, 2024 by James McAuley




Printed name: Heather Flowers
Notary Public
My commission expires: 05/18/2025

Dated: December 16, 2024

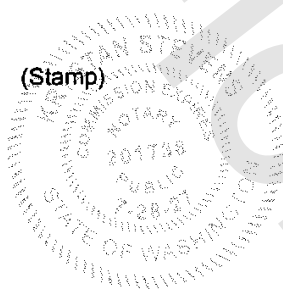


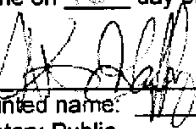
Judith Jensen McAuley

State of Washington
County of Island

This record was acknowledged before me on 16 day of December 24, by Judith Jensen McAuley.

(Stamp)





Printed name: Krystan Stevens
Notary Public
My commission expires: 07-28-2027

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Tract 4 of Short Plat No. 25-75, approved August 8, 1975, recorded August 13, 1977 in Volume 1 of Short Plats, page 51, as Auditor's File No. 821901, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.