

When recorded return to:

Everett William Pettit and Chelsea Elizabeth Pettit
PSC 477 BOX 917, FPO, AP 96306
United States

214279-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250706

Mar 12 2025

Amount Paid \$12677.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Liliia Melnychuk, an unmarried person as her separate property**

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

in hand paid, conveys and warrants to **Everett William Pettit and Chelsea Elizabeth Pettit, 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. NW ¼, Sec 5-34N-R2 EWM

Tax Parcel Number(s): 340205-0-018-0102/P19953

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. 214279-LT.

Dated: March 11 2025

(attached to Statutory Warranty Deed)



Liliia Melnychuk

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6^{BM} day of March, 2025 by Liliia Melnychuk.



Signature

Notary Public

Title

My commission expires: Aug 30 2025



Exhibit A

The North 132.5 feet of the South 280 feet of the West 250 feet of the following described tract:

That portion of the Northwest 1/4 of Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the Westerly line of the State Highway No. 536, as conveyed to the State of Washington by deed dated August 23, 1956, recorded October 1, 1956, under Auditor's File No. 542252, records of Skagit County, Washington, where it intersects a line drawn parallel with and 864.4 feet South of the North line of said Section 5;
thence Southerly along the Westerly line of said State Highway to a point on said Westerly line which is, 1,442.3 feet South of the North line of said Section 5;
thence West parallel with said North line 800 feet, more or less, to a point 660 feet East of the West line of said Section 5;
thence North parallel with said West Section line 577.8 feet, more or less, to a point which is 864.4 feet South of the North line of said Section 5;
thence East to the point of beginning,

EXCEPT that portion described as follows:

Beginning at the Northeast corner of that certain parcel described in Statutory Warranty Deed to Wayne L. Abbott and Hope E. Abbott, husband and wife, recorded under Skagit County Auditor's File No. 9108150114;
thence North 88°03'11" West along the North line of said Abbott parcel, 61.20 feet;
thence South 66°44'07" East, 66.01 feet, more or less, to the East line of said Abbott Parcel at a point bearing South 1°14'47" West from the point of beginning;
thence North 1°14'47" East, 24.00 feet along the East line to the point of beginning.

TOGETHER WITH that portion of the Northwest 1/4 of Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of that certain parcel described in Statutory Warranty Deed to Ray L. Sizemore, a single man, and recorded under Skagit County Auditor's File No. 9003150086;
thence North 88°03'11" West along the South line of said Sizemore parcel, 61.20 feet the true point of beginning;
thence North 66°44'07" West, 0.90 feet;
thence North 79°41'40" West, 121.21 feet;
thence South 77°10'32" West, 70.39 feet, more or less, to the Southwest corner of said Sizemore parcel at a point bearing North 88°03'11" West from the true point of beginning;
thence South 88°03'11" East along the South line of said Sizemore parcel, 188.82 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.