

When recorded return to:

Ton T. Du and Tham N. Nguyen
1420 Digby Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251421

May 09 2025

Amount Paid \$8974.16
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:
Chicago Title
P.O. Box 638
Mount Vernon, WA 98273

Chicago Title
620058845

Escrow No.: 611351915

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wallace F. Curtis and Ramona Walton, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Ton T. Du and Tham N. Nguyen, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT D-23-E, (REVISED) "MOUNT VERNON LAND USE NO. LU 06-030", BY BOUNDARY LINE ADJUSTMENT RECORDED FEBRUARY 14, 2008 UNDER AUDITOR'S FILE NO. 200802140087, AND APPROVED JULY 26, 2006, RECORDED JULY 27, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200607270145, BEING A PORTION OF THE LOTS D-20 THROUGH D-25 (INCLUSIVE), "MADDOX CREEK P.U.D. PHASE 3", AS PER PLAT RECORDED ON AUGUST 14, 2000, UNDER AUDITOR'S FILE NO. 200008140137, RECORDS OF SKAGIT COUNTY, WASHINGTON, COMMONLY KNOWN AS VIEW CREST TOWN HOMES; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT D-23-R; THENCE NORTH 54°38'47" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT D-23-R FOR A DISTANCE OF 100.22 FEET; THENCE NORTH 36°16'52" WEST FOR A DISTANCE OF 72.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 53°48'08" EAST FOR A DISTANCE OF 35.00 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF LOT D-23-D REVISED; THENCE SOUTH 36°16'52" EAST ALONG SAID SOUTHWESTERLY LINE, OR LINE EXTENDED, FOR A DISTANCE OF 52.00 FEET; THENCE SOUTH 53°48'08" WEST FOR A DISTANCE OF 35.00 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 36°16'52" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 36°16'52" WEST FOR A DISTANCE OF 52.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P124818/4900-004-023-0500,

Subject to:


1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS AND EASEMENTS PRESENTLY OF RECORD.

STATUTORY WARRANTY DEED
(continued)Dated: 05/06/2025

Wallace F. Curtis

Ramona Walton

Ramona Walton

State of WA
County of SnohomishThis record was acknowledged before me on 05/06/2025 by
Wallace F. Curtis, Ramona Walton
(Signature of notary public) Notary Public
F.L. WELLS
Notary Public in and for the State of WA
My commission expires: 03/26/2029