

When recorded return to:

Savannah C. Guess  
1105 North 8th Street  
Mount Vernon, WA 98273

215761-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252615

Aug 14 2025

Amount Paid \$7685.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Misty Barganski and Terry Barganski, a married couple**

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

in hand paid, conveys and warrants to **Savannah C. Guess, an unmarried person**

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 SW SW, 17-34-4 E W.M.

Tax Parcel Number(s): 340417-0-048-0001/P25584

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. 215761-LT.

Dated: \_\_\_\_\_

August 5th 2025

(attached to Statutory Warranty Deed)

[Signature]  
Misty Barganski

[Signature]  
Terry Barganski

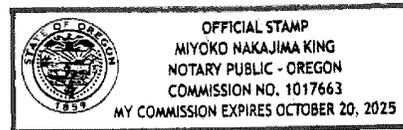
STATE OF Oregon

COUNTY OF Lane

This record was acknowledged before me on this 09<sup>th</sup> day of August, 2025, by Misty Barganski and Terry Barganski.

[Signature]  
Signature

Notary Public - State of Oregon  
Title



My commission expires: 10 / 20 / 2025

**Exhibit A****Parcel A:**

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 570 feet North and 255.74 feet West of the Southeast corner of said subdivision;  
thence North 60 feet;  
thence West 136.96 feet;  
thence South 60 feet;  
thence East 136.96 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**Parcel B:**

A non-exclusive easement for ingress and egress over and across the South 8 feet of that portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point that is 630 feet North and 255.74 feet West of the Southeast 1/4 of said subdivision;  
thence North 84.05 feet;  
thence West 136.96 feet;  
thence South 84.05 feet;  
thence East 136.96 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.