

202511140091

11/14/2025 03:54 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA



202512180040

12/18/2025 01:53 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When recorded return to:

McKenzie Nassiri and Bobak Nassiri
1206 29th Street, Unit A
Anacortes, WA 98221

400060-LT

~~Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253736
Date 11/14/2025~~

STATUTORY WARRANTY DEED

THE GRANTOR(S) *Record to correct legal* Skagit Habitat for Humanity, a Washington Non-Profit Corporation

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

in hand paid, conveys and warrants to **McKenzie Lauren Nassiri and Bobak Daniel Nassiri, 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. SE ¼ - SE ¼, Sec. 24-35-1 EWM

Tax Parcel Number(s): A portion of P31894/350124-0-117-0000

It is the express intention that the severed improvements are and shall remain real proeprty

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. 400060-LT.

Dated: November 13, 2025

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025-4056
DEC 18 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By CC Deputy

(attached to Statutory Warranty Deed)

Skagit Habitat for Humanity, a Washington Non-Profit Corporation

By: [Signature]
Tina Tate, Chief Executive Officer

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 13th day of November, 2025, by Tina Tate, Chief Executive Officer of Skagit Habitat for Humanity.

Naomi R. Stanfill
Signature

Notary
Title

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

My commission expires: 03-17-26

Exhibit A

The Buildings and Improvements only, located on:

That portion of Lot 'A' as described and depicted on Boundary Line Adjustment, recorded on April 11, 2017, recording number 201704110054, Skagit County Auditor, State of Washington;

Described more particularly as commencing at the Southwest property corner of said Lot 'A'; thence South 88°08'22" East, along the South boundary line of said Lot 'A', a distance of 11.28 feet; thence North 00°55'56" East, parallel with the West most boundary line of said Lot 'A', a distance of 67.06 feet to the point of beginning;

thence North 00°47'01" East, a distance of 21.90 feet;
thence South 89°13'00" East, a distance of 16.17 feet;
thence South 00°47'00" West, a distance of 3.19 feet;
thence South 89°13'00" East, a distance of 12.17 feet;
thence South 00°48'28" West, a distance 18.78 feet;
thence North 89°04'17" West, a distance of 28.33 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

STATE OF WASHINGTON } ss
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of my office the 18 day of December 2025

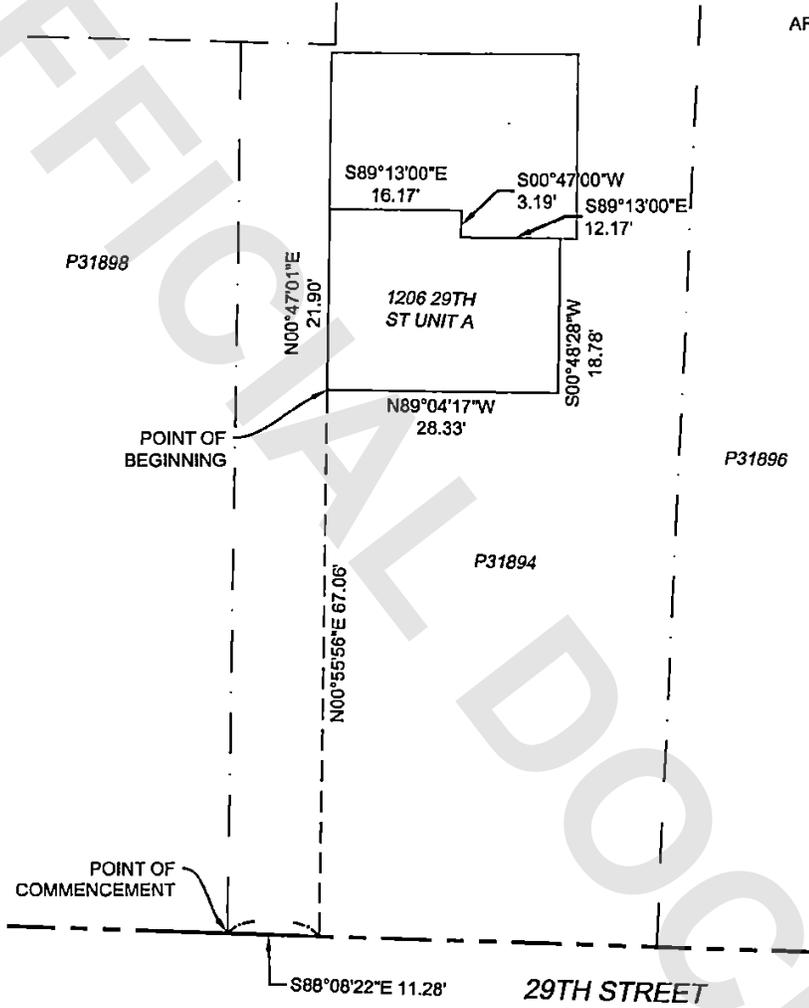
[Signature]
Auditor
[Signature]
Deputy



EXHIBIT "B"
SE 1/4, S.24, T. 35 N., R. 01 E., W.M.



SCALE: 1" = 20'
 AREA= +/- 583 S. F.



 603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 (360) 794-7811	SITE ADDRESS 1206 29TH STREET UNIT A ANACORTES, WA 98221	PREP: 08/27/2025
	PARCEL NUMBER P31894	DWR
		25HRM0108

EXHIBIT 'A'
UNIT A DESCRIPTION
ADDRESS: 1206 29TH ST UNIT A

THAT PORTION OF LOT 'A' AS DESCRIBED AND DEPICTED ON BOUNDARY LINE ADJUSTMENT, RECORDED ON APRIL 11, 2017, RECORDING NUMBER 201704110054, SKAGIT COUNTY AUDITOR, STATE OF WASHINGTON;

DESCRIBED MORE PARTICULARLY AS COMMENCING AT THE SOUTHWEST PROPERTY CORNER OF SAID LOT 'A';
THENCE SOUTH 88°08'22" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 'A', A DISTANCE OF 11.28 FEET;
THENCE NORTH 00°55'56" EAST, PARALLEL WITH THE WEST MOST BOUNDARY LINE OF SAID LOT 'A', A DISTANCE OF 67.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°47'01" EAST, A DISTANCE OF 21.90 FEET;
THENCE SOUTH 89°13'00" EAST, A DISTANCE OF 16.17 FEET;
THENCE SOUTH 00°47'00" WEST, A DISTANCE OF 3.19 FEET;
THENCE SOUTH 89°13'00" EAST, A DISTANCE OF 12.17 FEET;
THENCE SOUTH 00°48'28" WEST, A DISTANCE OF 18.78 FEET;
THENCE NORTH 89°04'17" WEST, A DISTANCE OF 28.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 583 SQUARE FEET, MORE OR LESS.



12/03/2025