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09/11/2026 11:16 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:
Jennifer Joy August and Tyler Severance Fengel
8754 Peavey Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262988
Sep 11 2026
Amount Paid \$7845.00
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620063338

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ngonidzashe Chikoore and Lydia Renee Moland, a married couple, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys, and warrants to Jennifer Joy August and Tyler Severance Fengel, a married couple, the following described real estate, situated in the County of Skagit State of Washington:

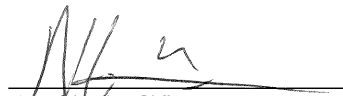
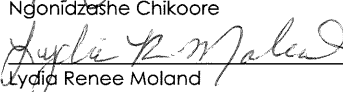
See Exhibit "A" Attached Hereto and Made a Part Hereof

Subject to: Easements, covenants, conditions, reservations, & restrictions as reflected in Chicago Title Company Report, Order Number 620063338

Abbreviated Legal: PTN. NW SE, 17-35N-5E, W.M.

Tax Parcel Number(s): P39272 / 350517-4-003-0004

Dated: 9-10-2026

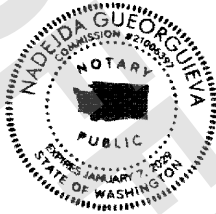

Ngonidzashe Chikoore

Lydia Renee Moland

LPB 10-05(i)

State of Washington

County of *Snohomish*

This record was acknowledged before me on 9/10/2026 (date) by Ngonidzashe
Chikoore and Lydia Renee Moland,



(Seal or Stamp)

A handwritten signature in black ink, appearing to be "Nadeida Gueorgueva", written over a horizontal line.

Notary Public

My commission expires: *01/07/2029*

Exhibit "A"

For APN/Parcel ID(s): P39272 / 350517-4-003-0004

PARCEL A:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST WILLAMETTE MERIDIAN., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE SOUTH 89° 43' 52" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 520.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING NINE (9) COURSES:

1. CONTINUING SOUTH 89° 43' 52" WEST ALONG SAID SOUTH LINE A DISTANCE OF 47.11 FEET;
2. NORTH 02° 15' 01" EAST A DISTANCE OF 73.87 FEET;
3. NORTH 42° 59' 41" WEST A DISTANCE OF 56.87 FEET;
4. NORTH 46° 29' 39" WEST A DISTANCE OF 66.68 FEET;
5. NORTH 01° 57' 12" WEST A DISTANCE OF 128.52 FEET;
6. NORTH 02° 34' 16" WEST A DISTANCE OF 40.32 FEET;
7. SOUTH 81° 03' 20" EAST A DISTANCE OF 183.20 FEET;
8. SOUTH 07° 02' 55" WEST A DISTANCE OF 239.96 FEET;
9. SOUTH 00° 23' 25" EAST A DISTANCE OF 76.96 FEET TO THE TRUE 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 HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION ALONG THE EXISTING ROADWAY.

AS RESERVED IN DEED RECORDED NOVEMBER 16, 1944 AS AUDITOR'S FILE NO. 375992.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.