

AFTER RECORDING MAIL TO:

Michael V. Tsiporenko and Valia V. Tsiporenko
22571 Mosier Road
Sedro Woolley, WA 98284



201601260117

Skagit County Auditor

\$74.00

1/26/2016 Page

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2

1:36PM

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

GUARDIAN NORTHWEST TITLE CO.

109739

STATUTORY WARRANTY DEED

File No: 4203-2501475 (SC)

Date: January 21, 2016

Grantor(s): **Richard F. Anderson**

Grantee(s): **Michael V. Tsiporenko and Valia V. Tsiporenko**

Abbreviated Legal: **Section 2, Township 35 North, Range 4 East; Ptn. SW SE**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P35684, 350402-4-008-0007 and P35690, 350402-4-010-0201**

THE GRANTOR(S) Richard F. Anderson, a single person for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Michael V. Tsiporenko and Valia V. Tsiporenko, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

PARCEL "A":

The West 150 feet of the South 283 feet of that portion of the Southwest ¼ of the Southeast ¼ lying North of road known as Mosier Road in Section 2, Township 35 North, Range 4 East, W.M., EXCEPT that portion lying within the South 30 feet of the Southwest ¼ of the Southeast ¼ of said Section 2, as conveyed to Skagit County for road purposes by deed recorded October 23, 1945, under Auditor's File No. 384393.

PARCEL "B":

The West 150 feet of the North 585 feet of the South 868 feet of that portion of the Southwest ¼ of the Southeast ¼ of Section 2, Township 35 North, Range 4 East, W.M., lying Northerly of the Mosier County

Road. SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2016243

JAN 26 2016

Amount Paid \$ 4,010.⁰⁰
Skagit Co. Treasurer
By *NLM* Deputy

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey



Richard F. Anderson

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Richard F. Anderson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 22, 2016



Notary Public in and for the State of Washington
Residing at: MT LINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

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