

When recorded return to:
Petr Ostapchuk and Alina Ostapchuk
3018 Briarwood Circle
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
5/15/2017 Page 1 of 3 1:43PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245391397

CHICAGO TITLE
020030729

STATUTORY WARRANTY DEED

THE GRANTOR(S) Theodore Vaughn, as his separate estate

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 Petr Ostapchuk and Alina Ostapchuk, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN SE SW, 07-36-04

Tax Parcel Number(s): P49041, 360407-0-021-0002

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.


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172092
MAY 15 2017

Amount Paid \$ 2230 - 00
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 11, 2017

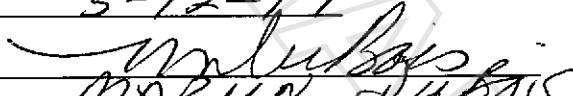


Theodore Vaughn

State of WASHINGTON
County of

I certify that I know or have satisfactory evidence that Theodore Vaughn is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-12-17


Name: MARLIN DU BOIS
Notary Public in and for the State of WA
Residing at: B'HAM
My appointment expires: 3-17-19

NOTARY PUBLIC
STATE OF WASHINGTON
MARLIN DU BOIS
My Appointment Expires
March 17, 2019

EXHIBIT "A"
Legal Description

That portion of the Southeast Quarter of the Southwest Quarter of Section 7, Township 36 North, Range 4 East, W.M., lying Westerly of Friday Creek and Easterly of the Colony Road No. 325 right of way conveyed to Skagit County by deed recorded October 7, 1964, as Auditor's File No. 656837, records of Skagit County, Washington and Southerly of the Alger-Lake Samish Road right of way;

EXCEPT that portion thereof, if any, lying Northeasterly of the Northerly right of way line of the vacated old Alger-Lake Samish Road.

AND EXCEPT that portion lying Northerly of the following described line:

Beginning at an intersection of the South line of the Old Lake Samish Road No. 277 (now vacated) and outh of the New Lake Samish Road, said point being the Southeast corner of a tract conveyed to Loren G. Vaughn by deed recorded October 24, 1980, under Auditor's File No. 8010240044; thence North 88°17' West, along the South line of said Vaughn tract, to an angle in said road right-of-way and said South line of said Vaughn tract, and the true point of beginning of this line description; thence continuing North 88°17' West to an intersection with the said Easterly line of Colony Road, and the terminus of this line description.

Situated in Skagit County, Washington