

AFTER RECORDING MAIL TO:

**Michael Ray and Yvonne Kathleen Neer
1411 Berniece Street
Mount Vernon, WA 98274**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-175984-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-550
Feb 14 2020
Amount Paid \$6005.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR DAVID S. HRUDZKO and TANYA HRUDZKO, a married couple (Tanya Hrudzko being only spouse of David S. Hrudzko since acquiring title) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL RAY NEER and YVONNE KATHLEEN NEER, a married couple the following described real estate, situated in the County of Skagit, State of Washington

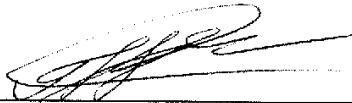
Abbreviated Legal:
Lot 12, Patchens 1st Add. To Mount Vernon.

For Full Legal See Attached Exhibit "A"

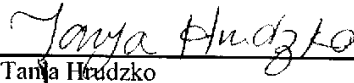
Tax Parcel Number(s):
3751-000-012-0001, P54081

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, including but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-176111-OE.

Dated February 12, 2020



David S. Hrudzko

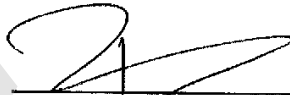


Tanja Hrudzko

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **David S. Hrudzko and Tanja Hrudzko** are the person(s) who appeared before me, and said person(s) acknowledged that **they** signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 12, 2020.



Brandi N. Dellinger
Notary Public in and for the State of WA
Residing at Sedro-Woolley
My appointment Nov. 15th, 2022

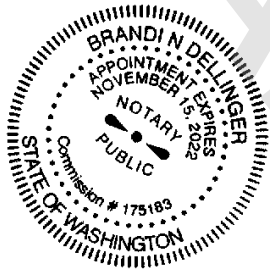


EXHIBIT A

Lot 12, "PATCHENS FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 6 of Plats, page 1, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.