

When recorded return to:

Guardian Northwest Title & Escrow Company
1301 Riverside Drive, Suite B
Mount Vernon, WA 98273
(360) 424-0111

GNW 21-10224

QUIT CLAIM DEED**THE GRANTOR(S)**, Virginia M. Govern, as her separate estate
for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and quit claims to Melody Bunce and Steven Bunce, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington together with all after
acquired title of the grantor(s) herein:FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lots 1-4, Cheasty's Big Lake Tracts

Tax Parcel Number(s): P64392 / 3882-000-004-0003

Dated: 5/3/21Virginia M. Govern
Virginia M. Govern

Real Estate Excise Tax

Exempt

Skagit County Treasurer

By Heather BeauvaisAffidavit No. 2021-2066Date 05/10/2021STATE OF WASHINGTON
COUNTY OF SKAGITI certify that I know or have satisfactory evidence that Virginia M. Govern is the person who appeared
before me, and said person acknowledged that he ~~she~~ signed this instrument and acknowledged it to be his/her
free and voluntary act for the uses and purposes mentioned in the instrument.Dated: 3rd day of May, 2021Doug Clark
SignatureNotary Public
TitleNotary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021My appointment expires: 12-15-21

EXHIBIT A**LEGAL DESCRIPTION**

Property Address: 23519 Garden Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P64392 / 3882-000-004-0003

Property Description:

Lots 1 through 4, inclusive, "PLAT OF CHEASTY'S BIG LAKE TRACTS", according to the recorded plat thereof in Volume 4 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway, adjoining the Easterly line of the "PLAT OF CHEASTY'S BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, lying between the following described lines:

The Easterly extension of the Northerly line of Lot 1 of said plat, and a line drawn at right angles to the centerline of said right-of-way through the midpoint of the Northeasterly line of Garden Street, as delineated on said plat, EXCEPT that portion thereof, if any, lying within the right-of-way of State Highway No. 9.

Situate in Skagit County, Washington.