

When recorded return to:

Guardian Northwest Title & Escrow Company
3202 Commercial Avenue
Anacortes, WA 98221

GNW 22-16710

QUIT CLAIM DEED

THE GRANTOR(S) Ciclita Lennon, a married woman

for and in consideration of WAC458-61A-203(i) To Establish Separate Community Property

in hand paid, conveys and quit claims to Scott Lennon , a married man as his separate property

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:
Section 32, Township 34 North, Range 4 East - NE NW (aka Lot 2 MV SP PLAN 20-0341)				

Tax Parcel Number(s): P135276; 340432-2-050-0207

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20223567
Date 08/30/2022

Dated: 8/26/2022

C. Lennon ↙

Cielita Lennon

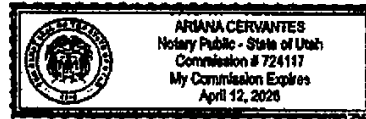
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Cielita Lennon is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

AC
Signature

Notary Public
Title

My commission expires: 04/12/26



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2900 Cedarvale Road - LOT 2, Mount Vernon, WA 98274
Tax Parcel Number(s):

Property Description:

Lot 2, City of Mount Vernon Short Plat No. PLAN 20-0341, approved October 9, 2020 and recorded October 12, 2020, under Auditor's File No. 202010120150; being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M. also being a portion of Lot 3, City of Mount Vernon Binding Site Plan Land Use No. LU-08-058, approved June 16, 2009, and recorded September 22, 2009, under Skagit County Auditor's File No. 200909220049 and being described as follows:

BEGINNING at the Northeast corner of Lot 2, City of Mount Vernon Short Plat No. PLAN-20-0341, approved October 9, 2020, and recorded October 12, 2020, under Skagit County Auditor's File No. 202010120150;
thence South 61°16'23" East on a Southeasterly projection of the North line of said Lot 2 for a distance of 1.78 feet, more or less, to a North end or intersection with a Northerly projection of a wire fence;
thence along said fence line South 0°49'19" West for a distance of 35.48 feet;
thence South 0°51'43" West for a distance of 66.60 feet;
thence South 1°20'48" West for a distance of 49.12 feet;
thence South 1°14'51" West for a distance of 48.99 feet;
thence South 1°10'09" West for a distance of 50.94 feet;
thence South 1°09'23" West for a distance of 23.28 feet, more or less, to a point on the Southeasterly projection of the Southerly line of said Lot 2;
thence North 62°28'16" West along the projected Southerly line of said Lot 2 for a distance of 6.68 feet, more or less, to the Southeast corner of said Lot 2 at a point bearing South 2°01'18" West from the POINT OF BEGINNING;
thence North 2°01'16" East along the Easterly line of said Lot 2 for a distance of 272.29 feet to the POINT OF BEGINNING.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16716-KS

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