

When recorded return to:

DEASYGROUP, LLC  
8146 Sehome Road  
Blaine, WA 98230

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241743

Aug 14 2024

Amount Paid \$1605.00

Skagit County Treasurer

By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-21470-TB

THE GRANTOR(S) **Gary Albans and Myong Albans, husband and wife**, 2122 Forest Drive, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **DEASYGROUP, LLC, a Washington Limited Liability Company**

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

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 30 feet East and 483.5 feet North of the South quarter corner of the aforesaid Section; thence East, 136.32 feet parallel to the aforesaid Section line; thence North, 52 feet parallel to the North and South centerline of the aforesaid Section; thence West, 136.32 feet; thence South, 52 feet to the point of beginning.

Abbreviated legal description: Property 1:  
Section 17, Township 34 North, Range 4 East - SW SE

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 as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P25743/340417-0-136-0103

Statutory Warranty Deed  
LPB 10-05

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Dated: 8-12-24

Gary Albans  
Gary Albans

Myong Albans  
Myong Albans

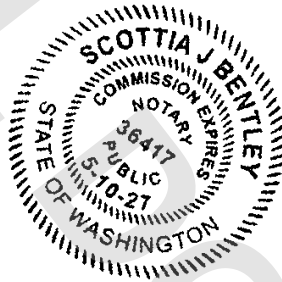
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 12<sup>th</sup> day of August, 2024 by Gary Albans and Myong Albans.

Scottia Bentley  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A**

24-21470-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

**End of Exhibit A**Statutory Warranty Deed  
LPB 10-05

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