



202410080039

10/08/2024 02:04 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

When recorded return to:

Artem Belayev  
8104 224<sup>th</sup> St SW  
Edmonds, WA 98026

212259-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20242465  
OCT. 08 2024

Amount Paid \$ 14,368.00  
Skagit Co. Treasurer  
By *KS* Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert Hayton, also shown of record as Robert L. Hayton, and Susan Hughes-Hayton, also shown of record as Susan H. Hayton, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION including the acquisition of property in an IRC 1031 tax deferred exchange

in hand paid, conveys and warrants to Artem Belayev, a married person as his separate property

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

**For Full Legal See Attached "Exhibit A"**

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

Ptn. NW ¼ - NW ¼, Sec. 29-Twn. 34N-Rg. 4 EWM

Tax Parcel Number(s): 340429-0-104-0008/P28262 & 340429-0-104-0200/P103352 & 340429-0-104-0300/P103333 & 340429-0-104-0100/P103351

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 212259-LT.

Dated: October 2, 2024

(attached to Statutory Warranty Deed)

Robert Hayton  
Robert Hayton

Susan Hughes-Hayton  
Susan Hughes-Hayton

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 2<sup>nd</sup> day of October, 2024 by Robert Hayton and Susan Hughes-Hayton.

Naomi R. Stanfill  
Signature

Notary  
Title

My commission expires: 03-17-26

NAOMI R STANFILL  
Notary Public  
State of Washington  
License Number 201173  
My Commission Expires  
March 17, 2026

**Exhibit A**

## Parcel A

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Section, which is 187.45 feet East of the Northwest corner thereof;

thence South parallel with the West line of said Section, 396 feet;

thence East parallel with the North line of said Section, 142.55 feet;

thence North parallel with the West line of said Section to the North line thereof;

thence West along said North line to the point of beginning,

EXCEPT the North 30 feet thereof known as Section Street conveyed to the City of Mount Vernon by instrument recorded April 16, 1908, under Auditor's File No. 67235, records of Skagit County, Washington,

AND EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, filed January 11, 1933, under Auditor's File No. 254307, and recorded in Volume 154 of Deeds, page 566,

AND ALSO EXCEPT the South 172.00 feet,

AND ALSO EXCEPT the North 100.00 feet of the East 60.00 feet thereof.

Situate in the County of Skagit, State of Washington.

## Parcel B:

A non-exclusive easement mutually beneficial easement for ingress and egress, under and across the East 30.00 feet of the North 194.00 feet of the following described tract:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 187.45 feet East of the Northwest corner of said Section 29;

thence running South parallel with the West line of said Section, 396 feet;

thence West to the East line of the right of way of the Great Northern Railway Company;

thence Northerly along said East line of said right of way to the North line of said Section;

thence East to the point of beginning,

EXCEPT the North 30 feet conveyed to the City of Mount Vernon by instrument recorded April 16, 1908, under Auditor's File No. 67235, records of Skagit County, Washington,

(continued...)

Parcel B continued:

AND EXCEPT that portion of said premises, if any, lying South of the North line of those premises conveyed to John T. Galyean, et ux, by Deed dated October 29, 1928, filed January 11, 1933, under Auditor's File No. 254307, and recorded in Volume 154 of Deeds, page 566.

Situate in the County of Skagit, State of Washington.