

AFTER RECORDING MAIL TO:

Matthew Allan Powell  
PO Box 32321  
Bellingham, WA 98228

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20243269  
Dec 13 2024  
Amount Paid \$6069.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of:  
First American Title Insurance Company

*Space above this line for Recorders use only*

GNW 24-21774-TU

**STATUTORY WARRANTY DEED**

File No: 4244-4218919 (SD)

Grantor(s): **Tumurbaatar Badarch, a married man**  
Grantee(s): **Matthew Allan Powell, an unmarried person**  
Abbreviated Legal: **Lot 34, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P120339/4813-000-034-0000**

**THE GRANTOR(S) Tumurbaatar Badarch, a married man** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Matthew Allan Powell, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Lot 34, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE I, WILDFLOWER, according to the Plat thereof, as recorded May 9, 2003, under Auditor's File No. 200305090001, records of Skagit County, Washington.**

Subject To: 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.

APN: P120339/4813-000-034-0000

Statutory Warranty Deed  
- continued

File No.: 4244-4218919 (SD)

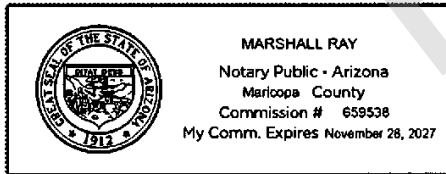
Dated: 12/11/2024

Tumurbaatar Badarch  
Tumurbaatar Badarch

Odonchimeg Ravjaa  
Odonchimeg Ravjaa

STATE OF Arizona )  
COUNTY OF Maricopa )-ss )

This record was acknowledged before me on 12/11/2024 by **Tumurbaatar Badarch and Odonchimeg Ravjaa.**



[Signature]  
Notary Public  
My commission expires: 11/28/2027

Notarized remotely online using communication technology via Proof.