

WHEN RECORDED MAIL TO:

Pavlo Hamanov
41675 S. Shore Dr.
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.1143
APR 17 2026

Amount Paid \$-0
Skagit Co. Treasurer
By *BT* Deputy

SPECIAL WARRANTY DEED

600336620-356 LT

This Indenture, made on the 9th day of April, 2026, by and between the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, whose address is Department of Veterans Affairs, 810 Vermont Ave, N.W., Washington D.C. 20420, hereinafter referred to as **GRANTOR**, and Pavlo Hamanov, whose address is 17606 SE 144th St., Renton, WA 98059, hereinafter referred to as **GRANTEE**.

**a married person, as a separate estate*
GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to **GRANTEE** the following described real estate, situated in the County of Skagit, State of Washington:

LEGAL DESCRIPTION:

LOT 46, BLOCK G, CAPE HORN ON THE SKAGIT DIVISION 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON., SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

*** through 19, inclusive,*

And subject to all conditions, covenants, restrictions, reservations, easements and agreements of record.

APN: P63254/3869-007-046-0005

STREET ADDRESS: 41675 S. Shore Dr., Concrete, WA 98237

THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America by
the Secretary's duly authorized property
management contractor, Vendor Resource
Management, pursuant to a delegation of
authority found at 88 C.F.R. 36.4345(f)

[Signature]

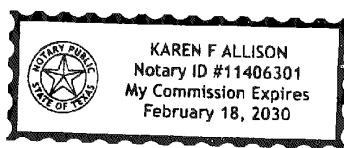
Printed Name: Jeff Gordon

Title: DVP
GRANTOR

STATE OF Texas)
Denton COUNTY)

On this date, before me personally appeared Jeff Gordon,
pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the
person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs,
and acknowledged that s/he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
Texas aforesaid, this 9th day of April, 2026.



Karen F Allison
Notary Public
My term expires: 2/18/30

This deed was prepared by Makenzie Spinks, Washington Bar No. 62048, who certifies that this
is in a form that is in accordance with applicable local, state and federal law.