



201808220013

08/22/2018 10:30 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226-6643

Document Title: STATUTORY WARRANTY DEED
Reference No. of Documents Released/Assigned: N/A
Grantors: CYNTHIA C. WAKEMAN (48%) and JULIE A. ANDERSON (48%)
Grantees: KEITH L. SORESTAD and CYNTHIA J. SORESTAD, husband and wife
Abbreviated Legal: LOT 2 OF SHORT PLAT #SW03-86, REC IN VOL. 7 OF SHORT PLATS, P 152, AF#86-12240012
Full Legal Description Attached as Exhibit "A" to Statutory Warranty Deed, page 3
Assessor's Tax Parcel ID #: 4171-001-013-0107 / P77073

STATUTORY WARRANTY DEED

The GRANTORS, CYNTHIA C. WAKEMAN as to a 48% interest, and JULIE A. ANDERSON as to a 48% interest, for good and valuable consideration, convey and warrant to KEITH L. SORESTAD and CYNTHIA J. SORESTAD, husband and wife, all of their interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: August 15, 2018.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201808102
AUG 22 2018

Amount Paid \$ 9439.00
Skagit Co. Treasurer:
By MA Deputy

Cynthia C Wakeman
CYNTHIA C. WAKEMAN

Julie A. Anderson
JULIE A. ANDERSON

I certify that I know or have satisfactory evidence that CYNTHIA C. WAKEMAN 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 the instrument.

(SEAL/STAMP)



I certify that I know or have satisfactory evidence that JULIE A. ANDERSON 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 the instrument.

(SEAL/STAMP)



EXHIBIT A

Site Address: 824 Township Street
Sedro Woolley, WA
Tax Parcel No.: 4071-001-013-0107 / R77073

Lot 2 of Short Plat #SW03-86 recorded in Volume 7 of Short Plats at page 152 under AF#8612240012 records of Skagit County, Washington.

EXCEPT that portion of Lot 2 of Short Plat #SW03-86 recorded in Volume 7 of Short Plats at page 152 under AF#8612240012 records of Skagit County, Washington, described as follows:

Beginning at the southwest corner of said Lot 2; thence North 87°55'13" East along the South line of said Lot 2, a distance of 100.00 feet; thence North 2°04'39" West, a distance of 25.00 feet to a point on the West line of said Lot 2; thence South 87°55'13" West, a distance of 100.00 feet to the West line of said Lot 2; thence South 2°04'39" West along said West line, a distance of 25.00 feet to the point of beginning.

Containing 19,802.9 square feet.

Situate in Skagit County, Washington.

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.