When recorded return to: Roy Swihart and Amy Swihart 9419 Soren Road Sedro Woolley, WA 98284



01/09/2019 01:31 PM Pages: 1 of 5 Fees: \$103.00 Skagit County Auditor

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620036932

CHICAGO TITLE 620036932

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynn Torset, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Roy Swihart and Amy Swihart, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Unit(S):

Tax Parcel Number(s): P67915/ 3966-001-036-0002, P67912/ 3966-001-033-0005

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**SKAGIT COUNTY WASHINGTON** REAL ESTATE EXCISE TAX
201983 JAN 0 9 2019

> Amount Paid \$ 8282 Skagit Co. Treasurer By Mum Deputy

# STATUTORY WARRANTY DEED

(continued)

Dated: December 17, 2018

Carol Torset

State of County of

I certify that I know or have satisfactory evidence that Lynn Torset and Carol Torset are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this

instrument. Dated:

Name:

Notary Public in and for the State of Residing at: Residing at:

My appointment expires:

DONNA LEE REED **NOTARY PUBLIC** STATE OF WASHINGTON COMMISSION EXPIRES **OCTOBER 1, 2019** 

## **EXHIBIT "A"**

Legal Description

For APN/Parcel ID(s): P67915/ 3966-001-036-0002 and P67912/ 3966-001-033-0005

### PARCEL 1 (P67912 / 3966-001-033-0005):

LOT 33, TRACT 1, PEAVEY'S ACREAGE TRACTS NO. 1 AND 2, SECTIONS 17, 20, 21, 22 AND 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## PARCEL 2 (P67915 / 3966-001-036-0002):

LOT 36, TRACT 1, PEAVEY'S ACREAGE TRACTS NO. 1 AND 2, SECTIONS 17, 20, 21, 22 AND 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE SOUTH 416 FEET OF THE WEST 208 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Peavey's Acreage Tracts No. 1 and 2:

Recording No: 43979

 Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company

Recording Date: June 30, 1925 Recording No.: 185360

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County

Purpose: Temporary Construction Easement

Recording Date: June 19, 2017 Recording No.: 201706190174

Affects: Parcel 2

- 4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 5. City, county or local improvement district assessments, if any.
- 6. Assessments, if any, levied by the City of Sedro Wooley.

Ten Mascades of

12/06/2018

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