

AFTER RECORDING MAIL TO:

Candace I. Davis
1508 Hoehn Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2165
Jun 17 2020
Amount Paid \$7364.20
Skagit County Treasurer
By Marissa Guerrero Deputy

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

Space above this line for Recordors use only

GNW 20-4497

STATUTORY WARRANTY DEED

File No: **4221-3482798 (TRS)**

Date: **June 16, 2020**

Grantor(s): **Miriams Cottage LLC**
Grantee(s): **Candace I. Davis**
Abbreviated Legal: **Ptn. Tract 10, Deiter's Acreage**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P64951**

THE GRANTOR(S) Miriams Cottage LLC for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Candace I. Davis, 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:

Parcel A: That portion of Tract 10, DEITER'S ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, Page 53, records of Skagit County, Washington, described as follows: Beginning at a point on the South line of said Tract 10m which is 150 feet West of the Southeast corner of Tract 9 in said Plat; thence Northwesterly in a straight line to a point on the Northwesterly line of said Tract 10, which is 257 feet Southwesterly of the Northeasterly corner of said Tract 9; thence Southwesterly along said Northwesterly line 85 feet; thence Southerly in a straight line to a point on the South line of said Tract 10, which is 85 feet West of the point of beginning; thence East, 85 feet to the point of beginning. EXCEPT that portion of said Tract 10, described as follows: Beginning at a point on the South line of said Tract 10, which is 150 feet West of the Southeast corner of Tract 9, in said Plat; thence continuing South 89°51'04" West along said South line, a distance of 9.00 feet; thence North 13°39'05" West, a distance of 24.79 feet; thence South 31°40'35" East, a distance of 28.28 feet to the point of beginning. Parcel B: TOGETHER WITH that portion of said Tract 10 described as follows: Beginning at the Southeast corner of Tract 9 of said Plat; thence South 89°51'04" West, along the South line of said Plat, a distance of 150.00 feet;

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Statutory Warranty Deed
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**thence North 31°40'35" West, a distance of 28.28 feet to the point of beginning;
thence continuing North 31°40'35" West, a distance of 77.30 feet; thence North
89°51'03" East, a distance of 24.60 feet; thence South 13°39'04" East, a distance of
67.77 feet to the point of beginning. Situated in 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.

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Statutory Warranty Deed
- continued

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Miriam's Cottage LLC

By: Miriam R. Davis
Name: Miriam R. Davis
Title: Authorized Signor

STATE OF Washington)
COUNTY OF Skagit SNOWHOMISH)-SS

I certify that I know or have satisfactory evidence that **Miriam R. Davis**, (s) are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they (s) are authorized to execute the instrument and acknowledged it as the **Authorized Signor** of **Miriam's Cottage LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-16-2020 [Signature]

Notary Public in and for the State of Washington
Residing at: SNOWHOMISH
My appointment expires: 2-28-21

