

AFTER RECORDING MAIL TO:

**Bayan Olwyn Torvinen
P.O. Box 406
Concrete, WA 98237**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-178339-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2854
Jul 30 2020
Amount Paid \$1525.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTORS JORDAN SHAFER and KAY SHAFER, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **BAYAN OLWYN TORVINEN, a married woman, as her separate property** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 1, SP PL04-0715, AF #200603090163, TGW Ptn SE NE, 9-35-8.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **350809-0-020-0008, P43551**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-178339-OE.

Dated July 27, 2020

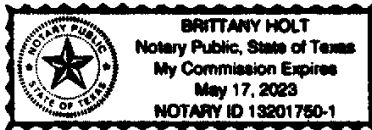
Jordan Shafer
Jordan Shafer

Kay Shafer
Kay Shafer

STATE OF Texas }
COUNTY Eastland } SS:
OF

I certify that I know or have satisfactory evidence that Jordan Shafer and Kay Shafer is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 28, 2020



Brittany Holt
Notary Public in and for the State of Texas
Residing at Eastland
My appointment May 17, 2023

EXHIBIT A

Lot 1, Skagit County Short Plat No. PL-04-0715, approved February 17, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163, being a portion of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M.

TOGETHER WITH that portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., lying Northerly of the following described line:

Commencing at the intersection of the Northerly right-of-way margin of Grassmere Road with the East line of said Section 9;
thence North 79°09'31" West (called North 79°58' West on previous descriptions) for a distance of 413.80 feet;
thence North 1°01'31" West (called North 1°50' West on previous descriptions) for a distance of 624.76 feet to a point on an East-West fence line and being the TRUE POINT OF BEGINNING of said line description;
thence along said East-West fence line as follows:
South 86°36'04" West for a distance of 12.97 feet;
thence South 89°52'20" West for a distance of 83.28 feet;
thence South 89°52'57" West for a distance of 93.20 feet;
thence North 89°40'33" West for a distance of 68.39 feet;
thence South 88°51'53" West for a distance of 86.70 feet;
thence North 88°27'08" West for a distance of 34.30 feet;
thence South 82°32'18" West for a distance of 16.95 feet, more or less, to the Northeast corner of that certain tract of land conveyed to James D. Wilson by Deed recorded under Skagit County Auditor's File No. 208787;
thence continue along said fence line South 88°26'01" West for a distance of 29.82 feet;
thence South 86°47'16" West for a distance of 58.98 feet;
thence South 85°00'15" West for a distance of 26.49 feet;
thence South 86°08'57" West for a distance of 49.18 feet;
thence South 86°40'49" West for a distance of 26.62 feet, more or less, to an East line of Lot 1, Skagit County Short Plat No. PL-04-0715, approved February 17, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163 at a point bearing South 0°32'37" West a distance of 64.66 feet from an angle point on the property line of said Lot 1;
thence South 86°40'49" West for a distance of 9.51 feet, more or less, to the West line of that certain parcel conveyed to W. L. and Eula Connally by Deed recorded in Volume 104 of Deeds, page 487 and being the terminus of said line.

EXCEPT any portion thereof lying Easterly and Southerly of the following described line:

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Commencing at the intersection of the Northerly right-of-way margin of the County road (Grassmere Road) with the East line of said Section 9;
thence North 79°09'31" West (called North 79°58' West on previous descriptions) along the Northerly margin of said Grassmere Road for a distance of 413.80 feet to the POINT OF BEGINNING of said line description;
thence North 1°01'31" West (called North 1°50' West on previous descriptions) for a distance of 624.76 feet to a point on an East-West fence line at a point bearing South 86°36'04" West a distance of 1.3 feet from the Southeast fence corner;
thence continue North 1°01'31" West for a distance of 47.94 feet, more or less, to the Northeast corner of that certain parcel conveyed to John and Michelle Zitkovich, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9110070051, also being a corner on the South line of said Lot 1, Skagit County Short Plat No. PL-04-0715;
thence continue North 1°01'31" West for a distance of 75.29 feet to a Northwest corner of said fence line;
thence North 86°40'31" East along the North line of said fence for a distance of 17.67 feet, more or less, to the East line of said Lot 1, Short Plat No. PL-04-0715 at a point bearing South 0°32'37" West and a distance of 26.02 feet from the Northeast corner of said Lot 1 and also being the terminus of said line description.

ALSO EXCEPT that portion of said Lot 1 lying Southerly and Easterly of the following described line:

Commencing at the intersection of the Northerly right-of-way margin of Grassmere Road with the East line of said Section 9;
thence North 79°09'31" West (called North 79°58' West on previous descriptions) for a distance of 413.80 feet;
thence North 1°01'31" West (called North 1°50' West on previous descriptions) for a distance of 624.76 feet to a point on an East-West fence line;
thence along said East-West fence line as follows:
South 86°36'04" West for a distance of 12.97 feet;
thence South 89°40'33" West for a distance of 83.28 feet;
thence South 89°52'20" West for a distance of 93.20 feet;
thence North 89°40'33" West for a distance of 68.39 feet;
thence South 88°51'53" West for a distance of 86.70 feet;
thence North 88°27'08" West for a distance of 34.30 feet;
thence South 82°32'18" West for a distance of 16.95 feet, more or less, to the Northeast corner of that certain tract of land conveyed to James D. Wilson by Deed recorded under Skagit County Auditor's File No. 208787;

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thence continue along said fence line South 88°26'01" West for a distance of 29.82 feet;
thence South 86°47'16" West for a distance of 58.98 feet;
thence South 85°00'15" West for a distance of 26.49 feet;
thence South 86°08'57" West for a distance of 49.18 feet;
thence South 86°40'49" West for a distance of 26.62 feet, more or less, to an East line of Lot 1, Skagit County Short Plat No. PL-04-0715, approved February 17, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163 at a point bearing South 0°32'37" West a distance of 64.66 feet from an angle point on the property line of said Lot 1 and being the TRUE POINT OF BEGINNING of said line description;
thence continue along said fence line South 86°40'49" West for a distance of 10.10 feet;
thence South 33°41'25" West for a distance of 11.77 feet;
thence South 0°15'18" East for a distance of 33.97 feet;
thence South 0°33'30" East for a distance of 143.09 feet;
thence South 0°19'50" East for a distance of 190.99 feet;
thence South 7°11'05" West for a distance of 112.30 feet, more or less, to said Northerly right-of-way margin of Grassmere Road at a point bearing North 79°09'31" West a distance of 23.75 feet from the Southeast corner of said Lot 1, Short Plat No. PL-04-0715 and being the terminus of said line.

Situate in the County of Skagit, State of Washington.