

AFTER RECORDING MAIL TO:

Nicholas Wallor and Cassandra Torhorst
11745 State Route 20
Mount Vernon, WA 98273

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-181297-OE

Statutory Warranty Deed

THE GRANTOR CYNTHIA L. DOLMAN, an unmarried person as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NICHOLAS WALLOR and CASSANDRA TORHORST, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn NE 1/4, Sec. 12, Twn 34 N, Rg 2 (Aka Ptn Lot 1, SP #97-0056).

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):
340212-0-14-0003, P103837, 340212-0-009-0005, P20298

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5083
Nov 25 2020
Amount Paid \$8905.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule B-1 of Land Title Company's Preliminary Commitment, Order No. 01-181297-OE.

Dated November 23, 2020

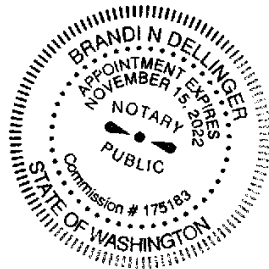


Cynthia L. Dolman

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Cynthia L. Dolman** is the person(s) who appeared before me, and said person(s) acknowledged that **she** signed this instrument and acknowledged it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 11/25/2020





Brandi N. Dellinger
Notary Public in and for the State of WA
Residing at Sedro Woolley
My appointment expires: Nov. 15th, 2022

EXHIBIT A

Lot 1 of Skagit County Short Plat No. 97-0056, approved September 8, 1997, recorded September 17, 1997, in Volume 13, pages 36, 37 and 38 of Short Plats, under Auditor's File No. 9709170034, being a portion of the Northeast $\frac{1}{4}$ of Section 12, Township 34 North, Range 2 East, W.M.,

EXCEPT that portion, if any, lying within a 60-foot-wide tract of land conveyed to Skagit County Diking District No. 12 by deed recorded May 19, 1998, under Auditor's File No. 9805190069,

AND EXCEPT that portion conveyed to Don L. Baldwin and Joy L. Baldwin, husband and wife by instrument recorded October 30, 1998, under Auditor's File No. 9810300126, described as follows:

Beginning at the Northwest corner of said Lot 1, Skagit County Short Plat No. 97-0056;
thence South $8^{\circ}25'16''$ West 284.00 feet along the West line of said Lot 1 to the true point of beginning;
thence continuing South $8^{\circ}25'16''$ West 16.00 feet to a corner of said Lot 1;
thence South $74^{\circ}39'44''$ East 115.00 feet along a Southerly line of said Lot 1;
thence North $8^{\circ}25'16''$ East 16.00 feet to a point bearing South $74^{\circ}39'44''$ East from the true point of beginning;
thence North $74^{\circ}39'44''$ West 115.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.