

202101050036

01/05/2021 09:05 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226-6695

2021-21
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 05 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By (10) Deputy

Document Title: Statutory Warranty Deed
Reference No. of Documents Released/Assigned: N/A
Grantors: EARL L. WIGGIN (a/k/a EARL L. WIGGIN III) and CHERYL S. WIGGIN, husband and wife
Grantee: CYPRESS LANDS, LLC, a Washington limited liability company
Abbreviated Legal: NE ¼ NE ¼ S12, T34N, R03E & SE ¼ SE ¼ S1, T34N R03E
Full Legal Description Attached as Exhibit "A" to Statutory Warranty Deed, page 3
Assessor's Tax Parcel ID #: P21620 / 340312-1-001-0000
P105130 / 340301-4-008-0100

STATUTORY WARRANTY DEED

The GRANTORS, EARL L. WIGGIN (a/k/a EARL L. WIGGIN III) and CHERYL S. WIGGIN, husband and wife, for and in consideration of a mere change in identity, convey and warrant to CYPRESS LANDS, LLC, a Washington limited liability company, 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: December 19, 2020

Earl L. Wiggin III
EARL L. WIGGIN

Cheryl S. Wiggin
CHERYL S. WIGGIN

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that EARL L. WIGGIN (a/k/a EARL L. WIGGIN III) is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: December 14, 2020.

William H Johnson
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
08-29-2023

William H. Johnson
NOTARY PUBLIC
My appointment expires: 8/29/23

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that CHERYL S. WIGGIN 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.

DATED: December 14, 2020.

William H Johnson
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
08-29-2023

William H. Johnson
NOTARY PUBLIC
My appointment expires: 8/29/23

EXHIBIT "A"

Address: 13156 Pulver Road
Tax Parcel No.: P21620 / 340312-1-001-0000

NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS ROAD. INCLUDING M/H S2383 1969 SECURITY HOME 50X10

Address: Pulver Road
Tax Parcel No.: P105130 / 340301-4-008-0100

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT THE FOLLOWING DESCRIBED TRACTS OF LAND:

TRACT A: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 86°36'01" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 20.04 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF PULVER ROAD AND THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE CONTINUING SOUTH 86°36'01" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 237.15 FEET; THENCE NORTH 0°00'56" WEST ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 184.00 FEET; THENCE NORTH 86°36'01" EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 237.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PULVER ROAD; THENCE SOUTH 0°00'56" EAST ALONG SAID ROAD RIGHT OF WAY ON A LINE PARALLEL TO AND 20 FEET DISTANT WHEN MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 184.00 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 1.00 ACRES.

TRACT B: THE NORTH 746.7 FEET OF THE EAST 350 FEET OF SAID SUBDIVISION, AS MEASURED FROM THE WEST LINE OF THE EXISTING COUNTY ROAD.

All 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.