

When recorded return to:

Tonneli Gruetter and John Loughman
1510 South 3rd Street
Mount Vernon, WA 98273

GNW 21-11037

STATUTORY WARRANTY DEED

THE GRANTOR(S) Skagit Home Solutions, LLC, a Limited Liability Company, PO Box 2456, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Tonneli Gruetter and John Loughman

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 30, Township 34 North, Range 4 East - NE NE

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P29129

Dated: June 1, 2021

Skagit Home Solutions, LLC, a Limited Liability Company

By: Christine Hamer
Christine Hamer, Member

By: Thomas Hamer
Thomas Hamer, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2582

Jun 08 2021

Amount Paid \$6757.00
Skagit County Treasurer
By Heather Beauvais Deputy

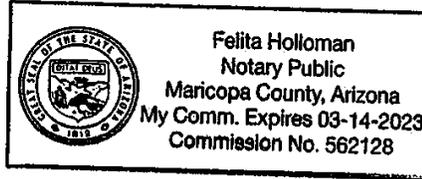
Arizona
STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ *Maricopa*

I certify that I know or have satisfactory evidence that Christine Hamer is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Skagit Home Solutions, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1 day of June, 2021

Felita Holloman
Signature

Notary
Title



My appointment expires: 03-14-2023

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1510 South 3rd Street, Mount Vernon, WA 98273

Tax Parcel Number(s): P29129

Property Description:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of Third Street as the same is laid out and established, 220 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North along the East line of Third Street, 40 feet; thence East at right angles to said Third Street to a point 12 feet West of the West line of the Great Northern Railway right-of-way; thence Southerly parallel with said railway right-of-way line to a point due East of the point of beginning; thence West to the point of beginning

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11037-KH

Page 3 of 4

EXHIBIT B

21-11037-KH

1. Community driveway easement over the North line of subject property and over the South line of property to the North as disclosed by deed dated November 10, 1921, recorded November 17, 1921, as Auditor's File No. 153074 in Volume 124 of Deeds, page 9.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11037-KH

Page 4 of 4