

When recorded return to:

Samuel G. Torset and Heather N. Torset
3290 Friday Creek Road
Burlington, WA 98233

202225-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **David Hubbard and Jenny Hubbard, husband and wife**

for and in consideration of SEVEN HUNDRED TEN THOUSAND TWO HUNDRED SEVENTY
AND 00/100 Dollars (\$710,270.00)

in hand paid, conveys, and warrants to **Samuel G. Torset and Heather N. Torset, a married couple**
the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn S ½ NW ¼, 20-36-4 E W.M.

Tax Parcel Number(s): 360420-0-001-0504/P49499

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4213

Sep 13 2021

Amount Paid \$11747.81
Skagit County Treasurer
By Lena Thompson Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.
202225-LT.

(attached to Statutory Warranty Deed)

Dated: September 9, 2021

David Hubbard by Jenny Hubbard, Att^{ny}
David Hubbard by Jenny Hubbard, Attorney-In-Fact

Jenny Hubbard
Jenny Hubbard

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this 10th day of September, 2021 before me personally appeared Jenny Hubbard, to me known to be the individual described in and who executed the foregoing instrument for herself and as Attorney in Fact for David Hubbard and acknowledged that she signed and sealed the same as her free and voluntary act and deed for herself and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Cheryl A Froehlich
Signature

Notary
Title

My appointment expires: 3/7/2024

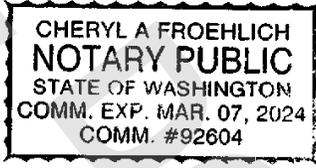


Exhibit A

That portion of the North half of the South half of the Northwest 1/4 of Section 20, Township 36 North, Range 4 East of the Willamette Meridian, lying Westerly of the County Road known as L.M. Abbey Road or Friday Creek Road and lying North and East of the centerline of Friday Creek, said portion being more particularly described as follows:

Commencing at the Northwest corner of said Section 20,
Thence South 00°17'44" East along the West line of said Section 20, a distance of 1331.92 feet to the Southwest corner of the Northwest 1/4 of said Northwest 1/4 of Section 20;
Thence South 88°51'50" East along the South line of said Northwest 1/4 of the Northwest 1/4, a distance of 1280.47 feet to an intersection with the Westerly margin of said County Road;
Thence South 31°33'00" East along said Westerly margin, a distance of 171.29 feet to the true point of beginning;
Thence continue South 31°33'00" East along said Westerly margin, a distance of 120.00 feet;
Thence South 62°13'00" West, a distance of 435 feet, more or less, to the centerline of Friday Creek;
Thence Northerly along said centerline to a point that is South 65°03'00" West from the true point of beginning;
Thence North 65°03'00" East, a distance of 420 feet, more or less to the true point of beginning.

EXCEPT a strip of land 16 feet wide extending from the Friday Creek Road to the centerline of Friday Creek and lying Southeasterly of, adjacent to and contiguous with the Northwesterly line.

(Also known as a portion of tract B or unrecorded Short Plat No. 60-73)

Situated in Skagit County, Washington.