

When recorded return to:

Gary L. Hopkins and Kelly D. Moloney
5509 West Shore Road
Anacortes, WA 98221

LAND TITLE & ESCROW
Order No. 203305-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Walter Groninger, a single man on November 7, 2000, the date of acquiring title and at all times since, as his separate property**

for and in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars
(\$175,000.00)

in hand paid, conveys, and warrants to **Gary L. Hopkins and Kelly D. Moloney, a married couple**
the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

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. 203305-LT.

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

ptn Lot 4, SP 97-0022 AF #200008300074 (ptn NW 1/4 SW 1/4, 12-35-01 E W.M.)

Tax Parcel Number(s): 350112-3-004-0004/P31463

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5105

Nov 05 2021

Amount Paid \$2805.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05(i)
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Dated this 4th day of November, 2021.

Walter J. Groninger
Walter J. Groninger

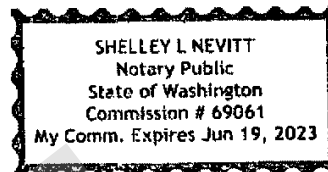
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Walter J. Groninger is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4 day of November, 2021

Shelley L. Nevitt
Signature

Notary
Title



My appointment expires: 6-19-2023

Exhibit A

Lot 4, Short Plat No. 97-0022, approved August 30, 2000, recorded August 30, 2000, under Auditor's File No. 200008300074, records of Skagit County, Washington, being a portion of the Northwest 1/4 AND a portion of the Southwest 1/4 of Section 12, Township 35 North, Range 1 East, W.M.

EXCEPT that portion of said Lot 4, Short Plat No. 97-022, lying Westerly of the following described line:

Beginning at the Southeast corner of Lot 3, of said Short Plat No. 97-0022;
thence South 00°04'20" West, to a point along the South line of Lot 4 of said Short Plat No. 97-0022;
said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.