



202201180169

01/18/2022 03:19 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

When recorded return to:

LAND TITLE & ESCROW
Attn: Bri
3010 Commercial Ave.
Anacortes WA 98221

11.8.17
2017.5264
Excise Paid \$3565 -
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Fulfillment
JAN 18 2022

Amount Paid \$
Skagit Co. Treasurer
By Deputy

**STATUTORY WARRANTY DEED
(Fulfillment)**

01-178486-OE
LAND TITLE

THE GRANTOR(S) Brian L. Bodin, for and in consideration of fulfillment of real estate contract in hand paid, conveys, and warrants to ^{PORFIRIO} Garduno Arroyo and Leticia C. Garduno the following described real estate, situated in the County of Skagit, ++ State of Washington:

That portion of the Southwest Quarter of the Northeast Quarter of Section 22, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:
Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 290.5 feet East of the West line of said Southwest Quarter of the Northeast Quarter;
Thence North a distance of 270.0 feet;
Thence West a distance of 200.0 feet;
Thence South a distance of 270.0 feet to the North line of said McLean County Road;
Thence East along the North line of said McLean County Road, to the point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
APN: 340322-1-013-0105(P22268)
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated 11.06.17 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. AF#201711080063

Real Estate Excise Tax was paid on this sale or stamped exempt on 11-08-2017, receipt number 20175264. \$3565.00

Dated: 11-06-17



Brian L. Bodin

STATE OF WASHINGTON

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian L. Bodin 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 this instrument.

Dated: 11.06.17



Notary name printed or typed: Diane M. Mills

Notary Public in and for the State of Wash.

Residing at Milton

My appointment expires: 5-09-21

