

After recording, please return to:

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## STATUTORY WARRANTY DEED

Tax Parcel Number(s): P83886, 4530-000-032-0011

The Grantors, **Thomas F. Reiser and Tracy J. Reiser**, husband and wife, for and in consideration of a transfer to a Revocable Living Trust, convey and warrant to the Grantees, **Thomas F. Reiser and Tracy J. Reiser**, Trustees of the Thomas F. Reiser and Tracy J. Reiser Revocable Trust dated August 13, 2012, all interest, owned or acquired on the date of this deed or any time in the future, in the following real property located in Skagit County:

Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

Abbreviated Legal: Ptn. Lot 32 & Ptn Open Space, Cascade Ridge P.U.D.

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.

DATED: April 1, 2021 2021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1146

Mar 23 2022

Amount Paid \$10.00  
Skagit County Treasurer  
By Josie Bear Deputy

Thomas F. Reiser  
THOMAS F. REISER

Tracy J. Reiser  
TRACY J. REISER

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Riverside )

This document was acknowledged before me on April 1st, 2021  
by **THOMAS F. REISER AND TRACY J. REISER.**

(Stamp)



[Signature]  
[Signature of Notary Public]

Notary Public

My commission expires: 07/30/2024

**Exhibit A****Legal Description**

Tax parcel No.: P83886; 4530-000-032-0011

**PARCEL A:**

Lot 32, CASCADE RIDGE P.U.D., according to the plat thereof recorded in Volume 14 of Plats, pages 112 through 121, records of Skagit County, Washington, EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 32;

Thence South 01°58'51" East a distance of 450.00 feet along the East line of said Lot 32 to the true point of beginning;

Thence continue South 01°58'51" East a distance of 205.00 feet along said East line of Lot 32 to the Southeast corner thereof;

Thence North 56°27'28" West a distance of 500.00 feet along the Southerly line of said Lot 32 to the Southwest corner thereof;

Thence South 80°06'47" East a distance of 415.83 feet to the true point of beginning.

**PARCEL B:**

That portion of the "Open Space" shown on the plat of CASCADE RIDGE P.U.D., according to the plat thereof recorded in Volume 14 of Plats, pages 112 through 121, records of Skagit County, Washington, lying Easterly of and contiguous to the East line of Lot 32 of said Cascade Ridge P.U.D., being more particularly described as follows:

Beginning at the Northeast corner of said Lot 32, Cascade Ridge P.U.D.;

Thence South 89°04'34" East a distance of 95.12 feet, on an Easterly projection of the Northerly line of said Lot 32;

Thence South 01°58'51" East a distance of 450.00 feet parallel with and 5.00 feet Westerly (as measured perpendicular to the East line of said Cascade Ridge P.U.D.) of the East line of said "Open Space" shown on the face of said Plat of Cascade Ridge P.U.D. (also being the Easterly plat boundary of said Cascade Ridge P.U.D.);

Thence North 89°04'34" West a distance of 95.12 feet, parallel with the North line of said Lot 32, to the East line of said Lot 32;

Thence North 01°58'51" West a distance of 450.00 feet along said East line of said Lot 32 to the point of beginning.

ALL situated in Skagit County, Washington.