

When recorded return to:
Izbushka LLC, a Washington limited liability company
8421 S Lake Ketchum Rd
Stanwood, WA 98292



TitleOne
a title & escrow co.

Order Number: 22456701
Title #206407

STATUTORY WARRANTY DEED

THE GRANTOR(S)

James Dutton, who also appears of record as Jim Dutton and Lessley A. Dutton, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid,
conveys, and warrants to

Izbushka LLC, a Washington limited liability company

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

See Attached Exhibit "A"

Abbreviated Legal: TAX 59B PTN E1/2 E1/2 SE1/4 NE1/4, SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST,
W.M.,

Tax Parcel Number(s): P26806/340420-0-112-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

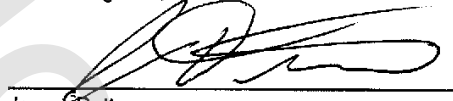
Affidavit No. 20223413

Aug 18 2022

Amount Paid \$2405.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05(i)
Page 1 of 3

Dated: August 9, 2022



James Dutton


Lessley A. Dutton

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that James Dutton and Lessley A. Dutton are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated August 9, 2022


Notary Public in and for the State of Washington
Residing at: Island County
My Commission Expires: 03/08/2024
Jennie L. Andrews

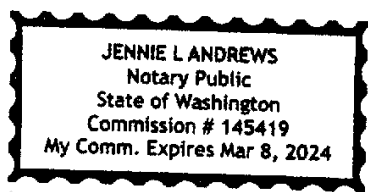


EXHIBIT A

That portion of the East 1/2 of the East 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 20, Township 34 North, Range 4 East, W.M., described as follows:

**Beginning at a point on the West line of the County road along the East line of said subdivision, 598 feet South of the North line of said subdivision;
thence West 165 feet;
thence South 66 feet;
thence East 165 feet to the West line of aforesaid County road;
thence North 66 feet to the point of beginning,**

EXCEPT that portion thereof lying East of the West line of that certain 10 foot wide strip of land conveyed to the City of Mount Vernon by Deed dated April 18, 1991 and recorded April 30, 1991 under Auditor's File No. 9104300031, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT A