

When recorded return to:

Dan Catalin Teodorescu and Elena Daniela
Teodorescu
4530 224th PL NE
Redmond, WA 98053

Chicago Title
626054418

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238000

Sep 08 2023

Amount Paid \$20598.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) William Tormey and Katherine Tormey, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Dan Catalin Teodorescu and Elena Daniela Teodorescu, a
married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: PTN TRACT 56, CHEASTYS BIG LAKE TRACTS

APN/Parcel ID(s): P64457


Tax Parcel Number(s): P64457 13882-000-056-0000

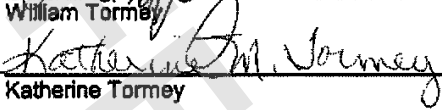
Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 22, 2023




William Tormey


Katherine Tormey

State of Washington

County of InlandThis record was acknowledged before me on August 23, 2023 by William Tormey and Katherine Tormey.



(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 2-24-24

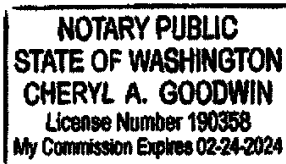


EXHIBIT "A"
Legal Description

TRACT 56, "PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 2 FEET;
THENCE WESTERLY RUNNING PAR WITH THE SOUTHERN LINE OF SAID TRACT, A DISTANCE OF 95 FEET;
THENCE NORTHERLY RUNNING PAR WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 4 FEET;
THENCE WESTERLY AND RUNNING PAR WITH THE SOUTHERLY LINE OF SAID TRACT, TO THE WESTERLY
LINE OF SAID TRACT, A DISTANCE OF 6.35 FEET, MORE OR LESS;
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT, TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
EXCEPTIONS

Order No.: RES70207835

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in

applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Cheastys Big Lake Tracts:

Recording No: 201085

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same,

contained in the deed

Grantor: Day Lumber Creek Company

Recording Date: April 7, 1924

Recording No.: 173578

NOTE: This exception does not include present ownership of the above mineral rights.

Shoreline Setback Order and the terms and conditions thereof:

Recording Date: November 8, 1982

Recording No.: 8211080040

Shoreline Variance Order and the terms and conditions thereof:

Recording Date: August 16, 1994

Recording No.: 9408160040

Shoreline Variance Order and the terms and conditions thereof:

Recording Date: June 15, 1995

Recording No.: 9506130033

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreation