

**After Recording Return To:**  
**Skagit Law Group, PLLC**  
**P.O. Box 336**  
**Mount Vernon, WA 98273**

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20238218  
Date 09/28/2023

### STATUTORY WARRANTY DEED

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**GRANTOR:** **DAWN TINSLEY,**  
who also appears of record as **DAWN MURPHY,**  
a married woman, as her separate estate

**GRANTEE:** **KEITH TINSLEY and DAWN TINSLEY,**  
husband and wife

**Legal Description:**  
Abbreviated Form: Ptn SE ¼ of NW ¼, 21-33-4 EWM;  
Section 19, Township 34, Range 4, Portion NE ¼ - NW ¼; &  
Lots 4-6, Block 3, of Martin & Bailey's Addition to West  
Mount Vernon

Additional on: Exhibit "A"

**Assessor's Tax Parcel Nos.:** 330421-0-020-0008/P17052; 330421-0-014-0006/P17046  
330421-0-026-0002/P17058; 330421-0-029-0009/P17061  
330421-0-030-0006/P17062

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THE UNDERSIGNED GRANTOR, **DAWN TINSLEY, who also appears of record as DAWN MURPHY,** a married woman, as her separate estate, in consideration of the establishment of community property, hereby conveys and warrants to the GRANTEE, **KEITH TINSLEY and DAWN TINSLEY,** husband and wife, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit,

**STATUTORY WARRANTY DEED - 1**

State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

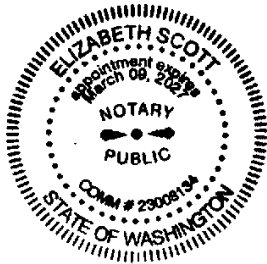
*Dawn Tinsley*  
DAWN TINSLEY, who also appears of  
record as DAWN MURPHY

DATED this 28 day of Sept., 2023.

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DAWN TINSLEY**, who also appears of record as **DAWN MURPHY**, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28<sup>th</sup> day of September, 2023.



*Elizabeth Scott*

Printed Name: ELIZABETH SCOTT

NOTARY PUBLIC in and for the State of Washington

My Commission Expires March 09, 2027

STATUTORY WARRANTY DEED - 2

**EXHIBIT "A"****Legal Description:****PARCEL "A":**

A tract of land in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 33 North, Range 4 East, W.M., Skagit County, Washington, said tract being more fully described as follows:

Beginning at the center of said Section;  
thence South  $88^{\circ}08'28''$  West 110.79 feet along the centerline of the said Section;  
thence North  $36^{\circ}09'06''$  West, 719.88 feet to the true point of beginning;  
thence North  $36^{\circ}09'06''$  West, 198.77 feet;  
thence North  $55^{\circ}57'36''$  East 66.76 feet;  
thence South  $35^{\circ}01'49''$  East 107.91 feet;  
thence South  $85^{\circ}13'45''$  East 19.84 feet;  
thence North  $53^{\circ}30'41''$  East 11.42 feet;  
thence South  $36^{\circ}34'17''$  East 45.30 feet;  
thence South  $35^{\circ}33'13''$  West 96.21 feet to the true point of beginning.

Also beginning at the center of said Section;  
thence South  $88^{\circ}08'28''$  West, 110.79 feet along the centerline of said Section;  
thence North  $36^{\circ}09'06''$  West 719.88 feet to the true point of beginning;  
thence North  $35^{\circ}33'13''$  East 96.21 feet;  
thence South  $36^{\circ}34'17''$  East 23.88 feet to the North side of the proposed County road;  
thence South  $49^{\circ}53'53''$  West along said road line 91.74 feet to the true point of beginning,

EXCEPT from the above described Parcel "A", the Southwesterly 20 feet as measured parallel with and 20 feet Northeasterly of the Southwesterly line thereof.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

A tract of land in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section;  
thence North  $0^{\circ}34'23''$  East 802.66 feet along the centerline of the said Section;  
thence South  $86^{\circ}35'20''$  West 503.26 feet to the true point of beginning;  
thence South  $34^{\circ}20'54''$  East 66.87 feet;  
thence South  $63^{\circ}17'01''$  West 55.92 feet;  
thence South  $53^{\circ}30'41''$  West 11.42 feet;  
thence North  $85^{\circ}13'45''$  West 19.84 feet;

**EXHIBIT "A"**

thence North 35°01'49" West 107.91 feet;  
thence North 36°10'03" East, 107.02 feet;  
thence South 24°06'34" East 97.80 feet to the true point of beginning,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A tract of land in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point which is North 0°34'23" East 741.06 feet and South 86°35'20" West, 464.91 feet from the center of the said Section 21;  
thence South 63°17' West 55.92 feet;  
thence South 36°34'17" East 69.18 feet to the North line of a proposed County road;  
thence North 49°53'53" East 53.21 feet along said road;  
thence North 34°20'54" West 56.37 feet to the beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section 21;  
thence North 802.66 feet along the North and South centerline of said Section 21, which line lies North 0°34'23" East;  
thence South 86°35'20" West 395.85 feet to the true point of beginning;  
thence South 86°35'20" West 107.41 feet;  
thence North 24°06'34" West 97.80 feet;  
thence North 26°12'41" East 72.11 feet;  
thence North 40°13'08" East 178.59 feet;  
thence along an existing fence line South 00°00'00", 283.37 feet, more or less, to the true point of beginning,  
EXCEPT any portion thereof lying East of a line which is 400 feet West of and parallel to the East line of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ,

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

**PARCEL "E":**

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section;

thence North  $0^{\circ}34'23''$  East 802.66 feet along the centerline of said Section;

thence South  $86^{\circ}35'20''$  West 395.85 feet to the true point of beginning;

thence South  $86^{\circ}35'20''$  West 107.41 feet;

thence South  $34^{\circ}20'54''$  East 123.24 feet to the North line of the County road;

thence North  $49^{\circ}53'53''$  East 49.05 feet along said road;

thence North 75.25 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "A"**