



202404220017

04/22/2024 09:28 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

(Recording Required)  
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Durfee Law Group, PLLC  
1423 S. Higley Road, Suite 127  
Mesa, Arizona 85206

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 0329  
APR 22 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By Deputy

The recording official is directed to return  
this instrument or a copy to the above persons.

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## SPECIAL WARRANTY DEED

<b>Effective Date:</b> August 1, 2022	<b>County and State Where Located:</b> Skagit County, Washington
<b>Grantor (Name, Address, Zip Code):</b> ROSEMARY TORRES, an unmarried person 2232 N. Edgemere St. Phoenix, Arizona 85006	<b>Grantee (Name, Address, Zip Code):</b> THE ROSEMARY TORRES TRUST, Dated August 1, 2022 ROSEMARY TORRES, Trustee 2232 N. Edgemere St. Phoenix, Arizona 85006
<b>Subject Real Property (Address or Location &amp; Parcel Number):</b>  23746 Old Day Creek Road Sedro-Woolley, Washington 98284  Tax Parcel #: P74987	<b>Proofed by Persons Whose Initials Appear at Right:</b>
<b>Subject Real Property (Legal Description):</b> <u>Exempt Under WAC 458-61A-211(2)(g)</u>  Lot 2, Block 5, North Park Addition to Clear Lake, according to the plat thereof recorded in Volume 4 of Plats, page 16, records of Skagit County, Washington; EXCEPT the East 5 feet of the said lot.  SUBJECT TO current taxes, assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record.	

The names and address of the current income beneficiaries of the above referenced  
Trust are: ROSEMARY TORRES, 2232 N. Edgemere St., Phoenix, Arizona 85006.

SPECIAL WARRANTY DEED (Secondary)  
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For valuable consideration, Grantor conveys to Grantee all rights, title, and interest of Grantor in Subject Real Property and binds Grantor and Grantor's successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

8/03/2022  
Execution Date

Rosemary Torres  
ROSEMARY TORRES

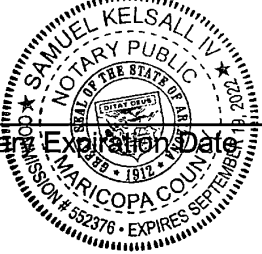
STATE OF ARIZONA  
County of Maricopa

} ss.

ACKNOWLEDGMENT  
OF TRANSFEROR

On this date, 8/3/2022, the foregoing instrument was acknowledged before me by ROSEMARY TORRES, by means of  physical appearance  online notarization, who acknowledged that she is the person named herein and that she executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Samuel Kelsall IV  
Expiration Date

Samuel Kelsall IV  
Notary Public