

When recorded return to:

Michael D. Hutchings and Deborah L. Thorp  
4117 Oakes Avenue  
Anacortes, WA 98221

215223-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251909

Jun 20 2025

Amount Paid \$9117.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jozef Mendoza and Alyssa Mendoza, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Michael D. Hutchings, an unmarried person, and Deborah L. Thorp, an unmarried person**

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

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn NE SE, 22-35-1 E W.M.

Tax Parcel Number(s): 350122-4-003-0100/P31679

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 215223-LT.

Dated: June 19 2025

(attached to Statutory Warranty Deed)

Jozef Mendoza

Alyssa Mendoza

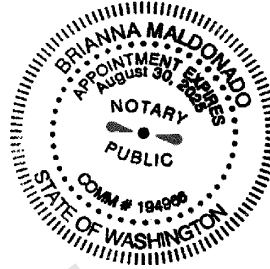
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 19 day of June, 2025, by Jozef Mendoza and Alyssa Mendoza.

Brianna Maldonado  
Signature

Notary Public  
Title

My commission expires: Aug 30 2025



**Exhibit A**

That portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the East 1/4 corner of said Section 22;  
thence South 89°56'30" West, along the North line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 22, 603.94 feet to the intersection with the Southeasterly margin of the road known as the Burrows Bay Road;  
thence South 66°20'19" West, along said Southeasterly margin, 133.87 feet to an angle point in said Southeasterly margin and the true point of beginning;  
thence North 66°20'19" East, along said Southeasterly margin, 86.00 feet;  
thence South 41°44'24" East 80.00 feet;  
thence South 48°15'36" West 81.75 feet, more or less, to a point that is South 41°44'24" East from the true point of beginning;  
thence North 41°44'24" West 106.69 feet, more or less, to the true point of beginning;

EXCEPT that portion, if any, lying within the boundaries of that tract conveyed to the City of Anacortes for road purposes by Deed dated March 5, 1932, recorded April 8, 1932, under Auditor's File No. 249899, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.