

AFTER RECORDING MAIL TO:

Tyler M. Ford and Nicole R. Ford
23746 Old Day Creek Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261951

Jun 22 2026

Amount Paid \$7709.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

*Space above this line for Recorders use only***STATUTORY WARRANTY DEED**File No: **4222-4362055 (st)**

Grantor(s): **Guadalupe Torres, Successor Trustee of The Rosemary Torres Trust, dated August 1, 2022**

Grantee(s): **Tyler M. Ford and Nicole R. Ford, a married couple**

Abbreviated Legal: **PTN LOT 2, BLK 5, NORTH PARK ADD. TO CLEAR LAKE, VOL. 4, P. 16, SKAGIT COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P74987**

FIRST AMERICAN

4362055

THE GRANTOR(S) Guadalupe Torres, Successor Trustee of The Rosemary Torres Trust, dated August 1, 2022 for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Tyler M. Ford and Nicole R. Ford, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

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: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P74987

Statutory Warranty Deed
- continued

File No.: 4222-4362055 (st)

Dated: _____

6/17/2026

The Rosemary Torres Trust

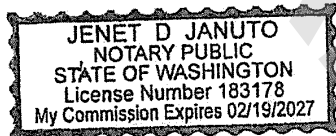


Guadalupe Torres, Successor Trustee

STATE OF Washington)

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COUNTY OF Skagit)

This record was acknowledged before me on 6/17/2026 by **Guadalupe Torres as Successor Trustee of The Rosemary Torres Trust, dated August 1, 2022.**

Notary Public

My commission expires: 2/19/2027