

**AFTER RECORDING MAIL TO:**

**Michael D. Lofstrom and Colleen A. Cassidy**  
13420 Bridgeview Way  
Mount Vernon, WA 98273

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 02-177495-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1456  
Apr 24 2020  
Amount Paid \$11734.10  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

**THE GRANTORS SHEPARD W. CUTLER and MARYKE P. CUTLER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL D. LOFSTROM and COLLEEN A. CASSIDY, a married couple the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated legal description: Ptn Lot 12, Bridgewater Estates, Ph. II.

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

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Tax Parcel Number(s): 4659-000-012-0000, P108452

Dated 4/23/2020  
Shepard W. Cutler \_\_\_\_\_  
Maryke P. Cutler \_\_\_\_\_

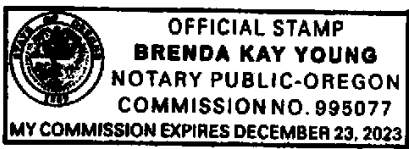
STATE OF Oregon  
COUNTY OF Deschutes SS:

I certify that I know or have satisfactory evidence that Shepard W. Cutler and Maryke P. Cutler is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-23-2020

Brenda Kay Young

Notary Public in and for the State of Oregon  
Residing at Deschutes County  
My appointment expires: 12-23-2023



UNOFFICIAL DOCUMENT

**EXHIBIT A**

Lot 12, "BRIDGEWATER ESTATES, PHASE II", as per plat recorded in Volume 16 of Plats, pages 65 and 66, records of Skagit County, Washington,

EXCEPT that portion lying within the following description:

Beginning at the intersection of the East right-of-way margin of the County road (Bayview Edison Road) and the North line of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 3 East, W.M.;

thence South  $89^{\circ}40'37''$  East 832.07 feet along said North line (also being the South line of Tract X as shown on Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224) to the Southeast corner of Tract X (also being a common corner to Lots 6 and 7, of said Final Plat of Bridgewater Estates Phase I, as recorded in Volume 15 of Plats, pages 174 and 175), and being the true point of beginning;

thence continue South  $89^{\circ}40'37''$  East, 982.93 feet along said North line of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ;

thence North  $00^{\circ}03'42''$  East, 8.65 feet parallel with the East line of the Southwest  $\frac{1}{4}$  of said Section 32 to an existing fence line (as shown on the face of said Final Plat of Bridgewater Estates Phase I, and in the Final Plat of Bridgewater Estates Phase II);

thence North  $89^{\circ}25'16''$  West 982.88 feet along said fence line to the West line of said Lot 6, Final Plat of Bridgewater Estates Phase I (also being the Northeast corner of said Tract X, Short Plat No. 93-033);

thence South  $00^{\circ}24'55''$  West 13.04 feet along the East line of said Tract X to the true point of beginning.

Situate in the County of Skagit, State of Washington.