

When recorded return to:

Trevor Swezey and Priscilla Carey-Cordoba
17486 Allen Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3588

Sep 10 2020

Amount Paid \$10675.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620043708

Escrow No.: 245428676

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shabir Balolia, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Trevor Swezey and Priscilla Carey-Cordoba, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.) P4N SESW 12-3S-3E, WM

Tax/Map ID(s): 350312-0-001-00001

Tax Parcel Number(s): P34118, 350312-0-001-00001

Subject to:

1. 1. Rights of the public to that portion of said land, if any, lying within the right-of-way for Pearson Road, also known as Allen Road, as disclosed by various instruments of record.
Affects: The Easterly boundary of said premises
2. Terms, conditions, and restrictions of that instrument entitled Lot Certification;
Recorded: January 12, 1995
Auditor's No(s): 9501120034, records of Skagit County, Washington
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

STATUTORY WARRANTY DEED
(continued)

Dated: September 6, 2020



Shabir Balolia

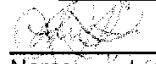


Gabrielle Balolia

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Shabir Balolia and Gabrielle Balolia are the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Sept 9th, 2020



Name: Kirstin Hunt
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 7-29-22

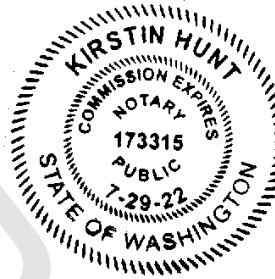


EXHIBIT "A"
Legal Description

That portion of the Southeast Quarter of the Southwest Quarter of Section 12, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:
Beginning at a point 1,802.9 feet East and 10 feet North of the Southwest corner of Section 12;
Thence East a distance of 300 feet;
Thence North a distance of 200 feet;
Thence West a distance of 300 feet;
Thence South a distance of 200 feet to the point of beginning;
EXCEPT the following described tract for road purposes, which is described as follows:
Beginning at the Southeast corner of the above described tract;
Thence West along the South line of said tract a distance of 140 feet;
Thence North and East a distance of 156.52 feet to a point on the East line of said tract, which point is North 70 feet from the point of beginning;
Thence South along said East line a distance of 70 feet to the point of beginning.
Situated in Skagit County, Washington.