

RETURN TO:
BOSTON NATIONAL TITLE
400 ROUSER RD, BLD 2, STE 500
CORAOPOLIS, PA 15108

GENERAL WARRANTY DEED

This instrument prepared by:
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 9078 Union Centre
Blvd., Suite 350, West Chester, Ohio 45069. File Number: WA21107107.

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2021-3575
Date 08/03/2021

Commitment Number: WA21107107

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P41772

ABBREVIATED LEGAL: Section 21, Township 35 North, Range 6 East; ptn. of SE of SE

Exempt: Section WAC 458-61A-211(6): NO CHANGE IN IDENTITY OR FORM OF OWNERSHIP

Ryan K. Alvarez and Sara C. Hansen-Alvarez who acquired title as Sara C. Alvarez, husband and wife, hereinafter grantors, whose tax-mailing address is 32750 S Skagit Hwy, Sedro Woolley, WA 98284, for \$1.00 (One Dollar and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to Ryan K. Alvarez and Sara C. Hansen-Alvarez, husband and wife, hereinafter grantee, whose tax mailing address is 32750 S Skagit Hwy, Sedro Woolley, WA 98284, the following real property:

LEGAL DESCRIPTION:

The following described real estate, situated in the County of Skagit, State of Washington. Those Portions of Lot 1 and Lot 2 and Lot 3 of Short Plat #161-79 as recorded in Volume 4 of Short Plats at Page 57 under Auditor's File No. 8003280008, records of Skagit County, Washington, lying Southerly and Westerly of the following described line: Beginning at the Northeast corner of Lot 3 of said Short Plat #161-79; thence S 00°44'58" W along the East line of said Lot 3, a distance of 286.50 feet; thence N 72°13'02" W, a distance of 489.79 feet to the East line of the West 30.00 feet of Lot 1 of said Short Plat #161-79; thence N 00°47'32" E parallel with the West line of said Lot 1, a distance of 79.94 feet to the Northeast corner of said West 30.00 feet and the terminal point of this line description. Except that portion of Short Plat #161-79 as recorded in Volume 4 of Short Plats at Page 57 under Auditor's File No. 8003280008, records of Skagit County, Washington, described as follows: Beginning at the Southwest corner of said Lot 1; thence N 00°47'32" E along the West line of said Lot 1, a distance of 299.09 feet; thence S 51°39'15" E, a distance of 46.32 feet; thence S 8°30'53" W, a distance of 273.34 feet to the point of beginning of this description. Subject To a well protection easement over, under and through that portion of a 100 foot diameter circle lying Southerly of the above described line, the center of said circle is described as follows: Beginning at the Northwest corner of said Lot 1; thence North 83°04'34" East along the North line of Lot 1 and Lot 2 of said Short Plat No. 161-79, a distance of 199.80 feet; thence South 6°55'26" East, a distance of 119.91 feet to an existing well and the center of said circle. Together with that portion of Government Lot 8, Section 21, Township 35 North, Range 6 East, W.M. described as follows: Commencing at the Southeast corner of said Government Lot 8; thence N 00°47'32" E along the East line thereof, a distance of 299.10 feet to the point of beginning of this description; thence N 12°06'44" W, a distance of 221.21 feet to the South line of the South Skagit Highway; thence N 83°04'34" E along said South line, a distance of 49.85 feet to the East line of said Government Lot 8; thence S 00°47'32" W along the said East line, a distance of 222.31 feet to the point of beginning of this description. Parcel B: That Portion of Lot 3 of Short Plat #161-79 as recorded in Volume 4 of Short Plats at Page 57 under Auditor's File No. 8003280008, records of Skagit County, Washington, lying Northerly of the following described line: Beginning at the Northeast corner of Lot 3 of said Short Plat #161-79; thence S 00°44'58" W along the East line of said Lot 3, a distance of 286.50 feet; thence N 72°13'02" W, a distance of 489.79 feet to the East line of the West 30.00 feet of Lot 1 of said Short Plat #161-79; thence N 00°47'36" E parallel with the West line of said Lot 1, a distance of 79.94 feet to the Northeast corner of said West 30.00 feet and the terminal point of this line description. Abbreviated Legal: Section 21, Township 35 North, Range 6 East; ptn. of SE of SE
Tax ID: P41772

Assessor's Parcel Number: P41772

Property Address is: 32750 S Skagit Hwy, Sedro Woolley, WA 98284.

Prior instrument reference: 201401170109

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 7/29, 2021:



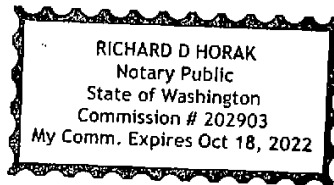
Ryan K. Alvarez

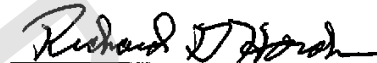


Sara C. Hansen-Alvarez

STATE OF Wa
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on July 29, 2021 by **Ryan K. Alvarez** and **Sara C. Hansen-Alvarez** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.





Notary Public