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03/21/2022 12:45 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Agustin Gonzalez
1125 E State St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 21 2022
Amount Paid \$
Skagit Co. Treasurer
By KO Deputy
2021-1192 paid
\$1,446.00
3/22/21

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

Space above this line for Recorders use only

(Fulfillment)
STATUTORY WARRANTY DEED

File No: **4221-3627148 (TRS)**

Date: **March 17, 2021**

Grantor(s): **Fortuity Investments, LLC**

Grantee(s): **Agustin Gonzalez and Isabel Espinoza**

Abbreviated Legal: **Tr. 10, Survey AF #800321 (Ptn NE 1/4, 31-36-5 E W.M.)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **360531-1-004-0703 , P51193**

AF # 202103220033

THE GRANTOR(S) Fortuity Investments, LLC, for and in consideration of **Fulfillment of Real Estate Contract** in hand paid, conveys, and warrants to **Agustin Gonzalez, an unmarried person and Isabel Espinoza, an unmarried person**, 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:

PARCEL "A":

That portion of the Northeast ¼ of Section 31, Township 36 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of said subdivision; thence North 87°20'58" West along the North line thereof, a distance of 1322.0 feet; thence South 17°08'36" West, a distance of 330.00 feet; thence South 87°20'58" East, a distance of 1322.0 feet to the East line of said subdivision; thence North 17°08'36" East along said East line, a distance of 330.00 feet to the point of beginning; EXCEPTING the East 661 feet thereof as conveyed to Tracy L. Skeels and Jill S. Skeels, husband and wife, by deed recorded March 27, 1992, as Auditor's File No. 9203270110. (Also known as Tract 10 of Survey recorded under Auditor's File No. 800321, in Volume 1 of Surveys, page 52, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

APN: 360531-1-004-0703

Statutory Warranty Deed
- continued

File No.: 4221-3627148 (TRS)

A non-exclusive easement for ingress, egress and utilities, 60 feet in width, the centerline of which is described as follows:

Commencing at the existing monument of the Southwest corner of the Northeast ¼ of Section 31, Township 36 North, Range 5 East, W.M.; thence South 88°01'15" East along the South line of said Northeast ¼, a distance of 1314.37 feet to the Southwest corner of the Southeast ¼ of said Northeast 1/4; thence continue South 88°01'15" East along said South line, a distance of 8.44 feet; thence North 11°44'52" East 20.29 feet to the true point of beginning, said point being on the North margin of the County Road (Fruitdale Road); thence continue North 11°44'52" East along said centerline, a distance of 1572.80 feet to a point hereinafter referred to as Point "X"; thence North 87°20'58" West along said centerline, a distance of 309.03 feet; thence North 01°08'36" East along said centerline, a distance of 690.00 feet, said point being the terminal point for the centerline of this easement.

ALSO, beginning at Point "X"; thence South 87°20'58" East along said centerline, a distance of 711.74 feet;

thence North 01°08'36" East along said centerline, a distance of 30.00 feet; thence North 37°31'59" West along said centerline, a distance of 131.62 feet; thence North 87°20'58" West along said centerline, a distance of 117.95 feet; thence North 2°20'44" West along said centerline, a distance of 390.74 feet; thence North 52°46'31" East along said centerline, a distance of 276.66 feet, said point being the terminal point for the centerline of this easement, the end of said easement being a line running South 87°20'58" East and North 87°20'58" West from said terminal point.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress, egress, and utilities over and across those certain strips of land designated for such purposes on the face of that survey recorded May 6, 1974, in Volume 1 of Surveys, page 52, under Auditor's File No. 800321.

Situate in the County of Skagit, State of Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated **March 17, 2021**, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on **March 19, 2021**, Rec. No.

202103220033.

Fortuity Investments, LLC

By: *Alina Giddens*
Alina Giddens Authorized Signer

Fortuity Investments, LLC

APN: 360531-1-004-0703

Statutory Warranty Deed
- continued

File No.: 4221-3627148 (TRS)

By: [Signature]
Jeremy Giddens Authorized SignerSTATE OF Washington)
COUNTY OF Snohomish)-ss

I certify that I know or have satisfactory evidence that **Alina Giddens and Jeremy Giddens**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Manager of Fortuity Investments, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 18, 2022[Signature]Notary Public in and for the State of Washington
Residing at: Wynnwood, WA 98037
My appointment expires: Feb 22, 2026