

When recorded return to:

Happy Wife, LLC  
1354 The High Road  
Austin, TX 78746

Land Title and Escrow  
209635-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238707  
Nov 09 2023  
Amount Paid \$21310.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Terry Dorn, who also appears of record as Terry R. Dorn and Leslie A. Dorn, husband and wife**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, as part of an **IRS 1031 Tax Deferred Exchange** in hand paid, conveys and warrants to **Happy Wife, LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

ptn Tr. D, Rancho San Juan del Mar, #1

Tax Parcel Number(s): 3972-000-098-0407/P68234

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

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 209635-LT.

Dated: November 3, 2023

(attached to Statutory Warranty Deed)

Terry B. Dorn  
Terry Dorn

Leslie A. Dorn  
Leslie A. Dorn

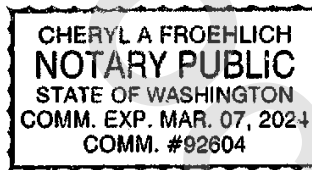
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 9 day of Nov, 2023 by Terry Dorn and Leslie A. Dorn.

Cheryl A. Froehlich  
Signature

Notary  
Title

My commission expires: 3-7-24



**Exhibit A****PARCEL "A":**

That portion of Tract D, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the most Easterly corner of Lot 19 of said "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1";  
thence North 57°43' East along the Easterly extension of the South line of said Lot 19, a distance of 100 feet;  
thence North 44°01' West parallel to the Easterly line of said Lot 19, a distance of 102.1 feet to the Southerly line of Lot 18 of said plat;  
thence South 57°43' West 100 feet to the most Northerly corner of said Lot 19;  
thence South 44°01' East along the Easterly line of said Lot 19, to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of Tract D, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the most Easterly corner of Lot 19 of said "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1";  
thence North 57°43' East along the Easterly extension of the South line of said Lot 19, a distance of 100.0 feet to the true point of beginning;  
thence North 57°43' East to the Southwesterly margin of Marine Drive;  
thence North 18°46' West along the Southwesterly margin of Marine Drive to the South line of Lot 18 of said Plat of "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1";  
thence South 57°43' West to a point that bears North 44°01' West from the true point of beginning;  
thence South 44°01' East 102.1 feet to the true point of beginning.

EXCEPTING FROM BOTH PARCELS A AND B ABOVE, the following described tract of land:

That portion of Tract D of the Plat of "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Tract D;  
thence North 57°43' East along the North line of said Tract D, a distance of 129.56 feet;  
thence South 12°43' West, a distance of 34.62 feet;  
thence South 57°43' West, a distance of 100.00 feet to the West line of said Tract D;  
thence North 44°01' West, a distance of 25.00 feet to the true point of beginning.

(continued...)

**PARCEL "C":**

An easement for ingress and egress over the Northeasterly 30 feet of Lot 18 of said Plat, said 30 feet being parallel with the Southwesterly margin of Marine Drive as contained in instrument recorded under Auditor's File No. 728144, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.