202607170043
07/17/2026 10:25 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Thomas Strotkamp
25292 Hoehn Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262246
Jul 17 2026
Amount Paid $20420.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60042799-352

THE GRANTOR(S)
Robin Torres and Phil Torres, a married couple

for and in consideration of
Ten Dollars and other valuable consideration ($10.00)

in hand paid, conveys and warrants to
Thomas Strotkamp, a married person as his separate property

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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

Lot B, SP 96-011 AF#9607160055 (Ptn S 1/2 SE 1/4, 32-35-3 E W.M.)

Tax Parcel Number(s): 350332-4-019-0100/P109117

Dated: 7/15/2026

Robin Torres

Phil Torres

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 15 day of July, 2026 by Robin Torres and Phil Torres.

Signature

Notary Public
Title

My commission expires: Aug 30 2029

BRIANNA MALDONADO
NOTARY PUBLIC #194966
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 30, 2029

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 13837 Bay View Road, Mount Vernon, WA 98273
Tax Parcel Number(s): 350332-4-019-0100/P109117

Property Description:

Parcel "A":

Lot B, Short Plat No. 96-011, approved July 3, 1996, recorded July 16, 1996, in Volume 12 of Short Plats, page 122, under Auditor's File No. 9607160055; and being a portion of the South 1/2 of the Southeast 1/4 of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

Parcel "B":

A non-exclusive easement for ingress and egress over, under and across the Easterly 20 feet of that portion of Lot A of said Short Plat, as shown on the face thereof.

Situate in the County of Skagit, State of Washington.

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