

AFTER RECORDING MAIL TO:

Ms. Debbie L. Dixon, Ms. Michelle L. Dixon
906 South 22nd Court, #B
Mount Vernon, WA 98273



200603310170
Skagit County Auditor

3/31/2006 Page

1 of

2 11:45AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 120080-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jeffry C. Ingman and Deborah J. Ingman
Grantee(s): Debbie L. Dixon and Michelle L. Dixon
Abbreviated Legal: Lot 1, SP OL 03-0572 in Lot 2, Deiters Acreage
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3899-000-002-0800, P123078

THE GRANTOR Jeffry C. Ingman and Deborah J. Ingman, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND IN CONSIDERATION OF AN I.R.C. SECTIONS 1031 TAX DEFERRED EXCHANGE, in hand paid, conveys and warrants to DEBBIE L. DIXON, a single person and MICHELLE L. DIXON, a single person, the following described real estate, situated in the County of Skagit, State of Washington

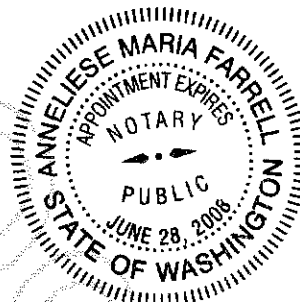
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 120080-PE.

Dated ~~February~~ ^{MARCH} 17, 2006

Jeffry C. Ingman

Deborah J. Ingman



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jeffry C. Ingman and Deborah J. Ingman** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-28-06

1494
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2006

Amount Paid \$ 1,496.04
Skagit Co. Treasurer
By DC Deputy

Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

EXHIBIT A

Lot 1, Short Plat No. PL03-0572, approved December 23, 2004 and recorded July 20, 2005, under Auditor's File No. 200507200114, records of Skagit County, Washington, being a portion of Lot 2, "DEITER'S ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

EXCEPT that portion lying within the following:

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington, more particularly described as follows:

Beginning at the Center of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington;
thence South $89^{\circ}52'30''$ East a distance of 327.88 feet along the North line of Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington;
thence South $02^{\circ}48'43''$ East a distance of 30.04 feet to the Southerly right-of-way Wicker Road, said point also being the Northwest corner of Lot 2, "Deiter's Acreage";
thence South $89^{\circ}52'30''$ East a distance of 131.17 feet along the Southerly right-of-way Wicker Road to the point of beginning, said point also being the Northwest corner of Short Plat No. PL03-0572, recorded under AF# 200507200114 records of Skagit County, Washington;
thence South $89^{\circ}52'30''$ East a distance of 5.41 feet along the Southerly right-of-way Wicker Road to a fence as shown on said Short Plat No. PL03-0572;
thence South $02^{\circ}38'55''$ East a distance of 377.52 feet along a fence as shown on said Short Plat No. PL03-0572;
thence North $89^{\circ}45'10''$ West a distance of 4.41 feet to the West line of said Short Plat No. PL03-0572;
thence North $02^{\circ}48'10''$ West a distance of 377.60 feet to the Southerly right-of-way Wicker Road and to the point of beginning.

Situate in the County of Skagit, State of Washington.

