

**When recorded return to:**

Thomas A. Dixon and Jennifer Ann McGill  
17361 Olympic Place  
Mount Vernon, WA 98274



201404290103

Skagit County Auditor \$73.00  
4/29/2014 Page 1 of 2 3:29PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 149072-OAE ✓

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**Grantor: Ryan C. Collins and Ute J. Collins**  
**Grantee: Thomas Aaron Dixon and Jennifer Ann McGill**  
**Tax Parcel Number(s): P69752/4021-000-007-0000**  
**Abbreviated Legal: Tract 7, Stockfleth's Skyridge**

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LAND TITLE OF SKAGIT COUNTY **Statutory Warranty Deed**

THE GRANTOR(S) RYAN C. COLLINS AND UTE J. COLLINS, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THOMAS AARON DIXON AND JENNIFER ANN MCGILL, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Those premises appearing substantially of record as Tract 7, "STOCKFLETH'S SKYRIDGE ASSESSOR'S PLAT," as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, which premises are in the Northeast ¼ of the Northeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at a point on the East line of said subdivision, which point bears North 0°14' West, a distance of 571.29 feet from the Southeast corner of said subdivision and also bears South 0°14' East, a distance of 737.84 feet from the Northeast corner of said subdivision;  
thence South 80°58'45" West, a distance of 212.94 feet to a point on the East right of way line of a 40.00 foot County road;  
thence North 5°27'30" East along said East right of way line of said 40.00 foot County road, a distance of 6.20 feet;  
thence on a curve to the right having a central angle of 15°37' an arc distance along said East right of way line of said 40.00 foot County road of 116.00 feet;  
thence on a curve to the left, having a central angle of 55°13'30" an arc distance along said East right of way line of said 40.00 foot County road of 148.30 feet;  
thence on a curve to the left, having a central angle of 50°33' an arc distance along said East right of way line of said 40.00 foot County road of 17.00 feet;  
thence East a distance of 205.0 feet to a point on the East line of said subdivision;  
thence South 0°14' East along said East line of said subdivision, a distance of 235.01 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

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. 149072-OAE.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20141420  
APR 29 2014

Amount Paid \$7641.<sup>20</sup>  
Skagit Co. Treasurer  
By *MAM* Deputy

Dated April 28, 2014

*Ryan C. Collins*

Ryan C. Collins

*Ute J. Collins*

Ute J. Collins

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Ryan C. Collins and Ute J. Collins**

the person who appeared before me, and said person 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: 4/29/14

*Lisa J. Cure*  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 7-16-14

**Notary Public  
State of Washington  
LISA J CURE  
MY COMMISSION EXPIRES  
July 16, 2014**

