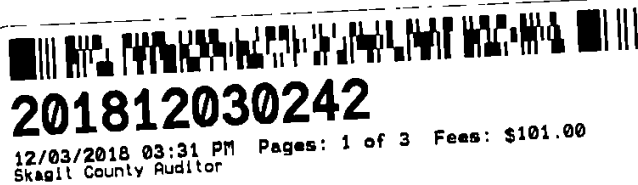


AFTER RECORDING MAIL TO:

Michael B. Ritchie
P.O. Box 1313
La Conner, WA 98257



Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-169912-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS SYLVIA M. PIPPEN and PETER J. MILLINGTON, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL B. RITCHIE, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn SE ¼ SE ¼, 36-34-2 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340236-4-022-0000, P20878, 340236-0-023-0100, P113121

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 and Escrow Company's Preliminary Commitment No. 01-169912-OE.

Dated November 29, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185278
DEC 03 2018

Amount Paid \$ 11,130.00
Skagit Co. Treasurer
By *mm* Deputy

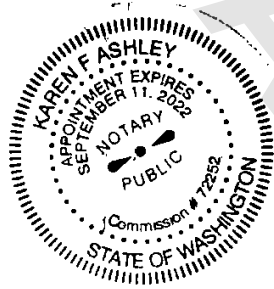
Sylvia M. Pippen
Sylvia M. Pippen

Peter J. Millington
Peter J. Millington

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sylvia M. Pippen and Peter J. Millington is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 30th 2018



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

EXHIBIT A

PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 1, Block 27, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington;
thence South $59^{\circ}48'$ East, 200 feet;
thence South $30^{\circ}12'$ West, 150 feet;
thence North $59^{\circ}48'$ West, 200 feet to the East line of said "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.";
thence North $30^{\circ}12'$ East, 150 feet to the point of beginning.

TOGETHER WITH rights of ingress, egress and utilities over the common areas of Finley Lane Townhouse Condominium as described and/or modified in instruments recorded July 23, 1996, and February 5, 1998, under Auditor's File Nos. 9607230041, 9802050056 and 9802050057.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of Block 29, "SYNDICATE ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, which point is South $30^{\circ}12'$ West a distance of 124.9 feet from the Northeast corner thereof;
thence South $59^{\circ}48'$ East a distance of 250.00 feet;
thence North $30^{\circ}12'$ East a distance of 474.90 feet to the true point of beginning;
thence North $59^{\circ}48'$ West a distance of 50 feet, more or less, to the Northeast corner of a tract conveyed to Stanley A. Miller, etux, by deed recorded July 23, 1996, under Auditor's File No. 9607230040;
thence South $30^{\circ}12'$ West, along the Easterly line of said Miller tract, a distance of 150.00 feet, more or less, to the Southeast corner thereof;
thence South $59^{\circ}48'$ East a distance of 50.00 feet;
thence North $30^{\circ}12'$ East a distance of 150.00 feet to the true point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.