



201905310118

05/31/2019 02:48 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:

Seth Stakkeland and Sam Stakkeland  
13289 Parkhurst Ln  
Mt Vernon WA 98273

**STATUTORY WARRANTY DEED** 19-1441  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Patricia Josephine Richards Perrin and Ike Monroe Richards, III and Aaron Richards, of The Estate of Pamela Opal Richards Avila and Martha Florence Richards Gustin and Mitchel Elbert Richards and Billie Denise Richards Fisher and Jackie Jo Allen Johnson, 2241 1st Ave N, Lewiston, ID 83501,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Seth Stakkeland, a single man and Sam Stakkeland, a single man

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

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

Abbreviated legal description: Property 1: SEC 21, TWN 36 N, RNG 4 E; NE-SW

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P49686 & 360421-0-001-0008

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20192095  
MAY 31 2019

Amount Paid \$ 2497.00  
Skagit Co. Treasurer  
By *mm* Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-1441-KH

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Dated: May 31, 2019

Patricia Josephine Richards Perrin  
Patricia Josephine Richards Perrin

Ike Monroe Richards III by Patricia Josephine Richards Perrin  
Ike Monroe Richards, III by Patricia Josephine Richards Perrin, Attorney-In-Fact  
*Attorney in fact*

The Estate of Pamela Opal Richards Avila

By: Aaron Richards by Patricia Josephine Richards Perrin  
Aaron Richards, by Patricia Josephine Richards Perrin, his/her Attorney-In-Fact  
*Attorney in fact*

Martha Florence Richards Gustin by Patricia Josephine Richards Perrin  
Martha Florence Richards Gustin by Patricia Josephine Richards Perrin, Attorney-In-Fact  
*Attorney in fact*

Mitchel Elbert Richards by Patricia Josephine Richards Perrin  
Mitchel Elbert Richards by Patricia Josephine Richards Perrin, Attorney-In-Fact  
*by Attorney in fact*

Billie Denise Richards Fisher by Patricia Josephine Richards Perrin  
Billie Denise Richards Fisher by Patricia Josephine Richards Perrin, Attorney-In-Fact  
*Attorney in fact*

Jackie Jo Allen Johnson by Patricia Josephine Richards Perrin  
Jackie Jo Allen Johnson by Patricia Josephine Richards Perrin, Attorney-In-Fact  
*Attorney in fact*

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Patricia Josephine Richards Perrin, Ike Monroe Richards, III, Patricia Josephine Richards Perrin of The Estate of Pamela Opal Richards Avila, Martha Florence Richards Gustin, Mitchel Elbert Richards, Billie Denise Richards Fisher and Jackie Jo Allen Johnson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 31 day of May, 2019

*see attached*

\_\_\_\_\_  
Signature

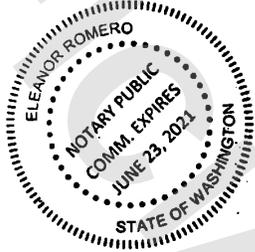
\_\_\_\_\_  
Title

My appointment expires:

STATE OF WASHINGTON, }  
County of Skaagit } ss. ACKNOWLEDGMENT - Attorney in Fact

On this 31st day of May, 2019, before me personally appeared Patricia Josephine Richards Perrin to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Mitchael Elbert Richards, Billie Denise Richards Fisher + Jackie J. Allen and acknowledged that (he/she) signed the same as their free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



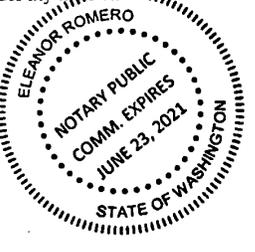
Eleanor Romero  
Notary Public in and for the State of Washington,  
residing at Skaagit

My appointment expires 6/23/2021

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss. ACKNOWLEDGMENT - Self & Attorney in Fact

On this 31st day of May, 18 2019, before me personally appeared Patricia Josephine Richards Perrin to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for Ke Monroe Richards III, Aaron Richards, Martha Florence Richards bustin and acknowledged that she signed and sealed the same as their free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



Eleanor Romero  
Notary Public in and for the State of Washington,  
residing at Skaagit

My appointment expires 6/23/2021

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 20313 Echo Hill Road, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P49686 & 360421-0-001-0008

Property Description:

That portion of the West half of the Northeast Quarter of the Southwest Quarter of Section 21, Township 36 North, Range 4 East, W.M., lying North of Wagon Road, also called Old Grade Road and Echo Hill Road, and described as follows:

Beginning at the intersection of the East line of said subdivision with the North line of the Wagon Road, also called Old Grade Road and Echo Hill Road; thence North along said East line 350 feet; thence West 285 feet; thence Southwesterly 300 feet, more or less, to a point on the North line of the road, 410 feet Northwesterly (measured along said road) of the point of beginning; thence Southeasterly along the North line of the road to the point of beginning.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

19-1441-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 74-76 recorded January 14, 1977 as Auditor's File No. 849324.
2. Regulatory notice/agreement regarding Conditional Use Permit for home business that may include covenants, conditions and restrictions affecting the subject property, recorded May 19, 1982 as Auditor's File No. 8205190034.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed  
LPB 10-05

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