


When recorded return to:

Bryon L. Lippincott and Tye K. Smith-Lippincott  
553 Klamath Drive  
La Conner, WA 98257

  
**201912100110**  
12/10/2019 03:30 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

File for Record at Request of  
**Land Title & Escrow of Skagit & Island County**  
Escrow Number: 01-175048-OE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-5339  
**DEC 10 2019**

Grantor: Frank Radtke and Lori Radtke  
Grantee: Byron L. Lippincott and Tye K. Smith- Lippincott

Amount Paid \$ **3,780.<sup>38</sup>**  
Skagit Co. Treasurer  
By *Cham* Deputy

**Land Title and Escrow**

**BILL OF SALE**

For valuable consideration of No Dollars and No/100ths (\$0/00), receipt of which is acknowledged

**FRANK RADTKE and LORI RADTKE, husband and wife** ("Seller"), hereby sells, assigns, transfers and delivers to **BYRON L. LIPPINCOTT and TYE K. SMITH-LIPPINCOTT, a married couple** ("Buyer"), all of Seller's right, title and interest in and to all items of personal property (the "Personal Property") described herein:

Any and all Fixtures to said property, including the house and any out buildings.

Said personal property is currently located at: **553 Klamath Drive, La Conner, WA 98257.**

On the following described real property: **See Exhibit A attached hereto and made a part hereof.**

Abbreviated Legal: **Lot 553, Shelter Bay Div. 3.**

Tax Parcel Number(s): **5100-003-553-0000, P129699, S3302020479**

Seller warrants to Buyer that Seller has good title to the Personal Property; that Seller has the right and authority to sell, assign, transfer and deliver the Personal Property to Buyer; and that any interest of Seller in the Personal Property is free and clear of liens, security interests, encumbrances and adverse claims. Said Personal Property is otherwise transferred to Buyer herein in its "as-is-where-is" condition, and without any other representation or warranty of Seller, expressed or implied.

This Bill of Sale is intended to pass title to the Personal Property from Seller to Buyer irrespective of whether any of said Personal Property is correctly characterized as a fixture as a matter of law.

Dated: **December 6<sup>th</sup>, 2019**

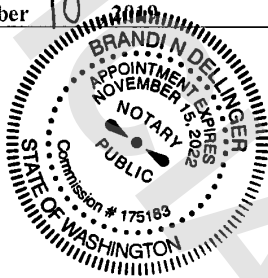
Frank Radtke By Lori Radtke  
 Frank Radtke, by Lori Radtke, Attorney in Fact  
 Attorney in fact

Lori Radtke  
 Lori Radtke

STATE OF Washington  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Lori Radtke** is the person(s) who appeared before me, and said person(s) acknowledged that **she** signed this instrument individually and as Attorney in Fact for Franke Radtke and acknowledged it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument, 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.

Dated: December 10, 2019



Brandi N. Dellinger  
 Notary Public in and for the State of Washington  
 Residing at: Sedro-Woolley  
 My appointment expires: Nov. 15<sup>th</sup>, 2022

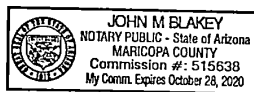
Byron L. Lippincott  
 Byron L. Lippincott

Tye K. Smith-Lippincott  
 Tye K. Smith- Lippincott

STATE OF Arizona  
 COUNTY OF Maricopa } SS:

I certify that I know or have satisfactory evidence that **Byron L. Lippincott and Tye K. Smith- Lippincott** are the person(s) who appeared before me, and said person(s) acknowledged that **they** signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: December 8<sup>th</sup>, 2019



John M. Blakey  
 Printed Name: JOHN M. BLAKEY  
 Notary Public in and for the State of Arizona  
 Residing at PHOENIX, ARIZONA  
 My appointment expires: 10/28/20

Seal/Stamp

**EXHIBIT A**

**LEGAL DESCRIPTION:**

A leasehold interest in the following described tract:

Lot 553, "SURVEY OF SHELTER BAY DIV. 3, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, pages 839 to 842, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.