

AFTER RECORDING MAIL TO:

**John Hicks
1719 Martin Road
Mount Vernon, WA 98273**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-175612-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-195

Jan 16 2020

Amount Paid \$5989.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR RICK C. BACHMANN, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN HICKS, an unmarried person, as his separate property the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 1, MV SP No. MV-4-82; Being Ptn SE1/4 NE 1/4, 16-34-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340416-0-022-0416, P24936

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. 02-175612-OE.

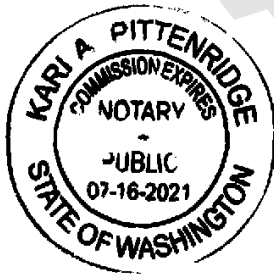
Dated January 9, 2020


Rick C. Bachmann

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rick C. Bachmann 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: January 9, 2020




Notary Public in and for the State of
Residing at Oak Harbor

My appointment expires: 7/16/2021

EXHIBIT A

PARCEL "A":

Lot 1, Mount Vernon Short Plat No. MV-4-82, approved August 3, 1982, and recorded September 28, 1982, in Book 6 of Short Plats, page 13, under Auditor's File No. 8209280001, records of Skagit County, Washington; being a portion of Tract "A" of Mount Vernon Short Plat No. MV-6-77, a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over and across the South 60 feet of Tract "A" of Short Plat No. MV-6-77, as said easement is set forth in document recorded under Auditor's File No. 8207120030, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for road and utilities over and across the Southerly 60 feet of Lot 1 of said Short Plat No. MV-4-82.

Situate in the County of Skagit, State of Washington.