AFTER RECORDING MAIL TO:

Nikko V. Van Wyck
3442 Blanchard Road
Bow, WA 98232

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-177307-OE

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By _Marissa Guerrero_
Affidavit No. _2020-1769_
Date _05/21/2020_

Statutory Warranty Deed

THE GRANTOR JOAN E. SMITHMAN, an unmarried person, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NIKKO V. VAN WYCK, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn SW 1/4 NW 1/4, 22-36-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):
360322-2-010-0003, P48057

Subject to the 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, Order No. 01-177307-OE.

Dated _____ **May 15th, 2020** _____

Joan E. Smithman
Joan E. Smithman

STATE OF   Washington   }
COUNTY OF   Skagit   } SS:

I certify that I know or have satisfactory evidence that **Joan E. Smithman** **is** the person(s) who appeared before me, and said person(s) acknowledged that **she** signed this instrument and acknowledge it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/15/2020

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

EXHIBIT A

That portion of the Southwest ¼ of the Northwest ¼ of Section 22, Township 36 North, Range 3 East, W.M., lying between the right of way of the Great Northern Railway Company on the West and the County road to Blanchard on the East; South of McElroy Slough and Northerly of a County road running from the Blanchard Road to the State Highway.

Situate in the County of Skagit, State of Washington.