

202005280087

05/28/2020 02:17 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Elise Johnson and Elizabeth Knowles
6559 20th Ave NW
Seattle, WA 98117

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042194

CHICAGO TITLE CO.
620042194
STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen Hicks, Personal Representative of the Estate of John W. Hicks
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Elise Johnson and Elizabeth Knowles, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 1, Raymond Paul Tracts

Tax Parcel Number(s): P129630 / 5104-000-001-0000, S340234057

Leasehold estate, as created by the instrument herein referred to as the Lease which is identified as follows:

Lessor: U.S. Department of the Interior Bureau of Indian Affairs

Lessee: John Hicks, an unmarried man

For a Term of: 50 years

From: Beginning on the 1st day of August 2007

Dated: August 1, 2006

Recorded: August 22, 2006

Auditor's No.: 200608220140

Recorded: May 28, 2020
Auditor's No.: 202005280087

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20201828
MAY 28 2020

Amount Paid \$ 1299.40
Skagit Co. Treasurer
By BS Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 26, 2020

Karen Hicks, Personal Representative of the Estate of John W. Hicks

BY: Karen Hicks
Karen Hicks
Personal RepresentativeState of Washington
County of SkagitI certify that I know or have satisfactory evidence that Karen Hicks

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of John W Hicks to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 27, 2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129630 / 5104-000-001-0000 and S340234057

Tract 1 of the unrecorded Plat of "Raymond J. Paul Waterfront Tracts, Swinomish Reservation, Skagit Co., Washington", on file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, and more particularly described as follows:

Beginning at the Northeast corner of Government Lot 3 of Section 34, Township 34 North, Range 2 East, W.M.;
thence South 89°42' West along the North line thereof, a distance of 20 feet to the Westerly line of the Pull N' Be Damned County Road;
thence South 2°31' East along the West line of said county road, a distance of 1,342.09 feet to the Southeast corner of Tract 50 of said "Raymond J. Paul Waterfront Tracts, Swinomish Reservation, Skagit Co., Washington";
thence South 89°42' West along the South line of said Tract 50 and Tract 50 produced, a distance of 291.48 feet to the Southeast corner of the tract herein described and the true point of beginning;
thence North 4°54' West along the East line of Tract 1 of said "Raymond J. Paul Waterfront Tracts", a distance of 89.35 feet to the Northeast corner of said Tract 1;
thence South 76°02' West, a distance of 259.2 feet, more or less, to the line of ordinary high water;
thence Southerly along the line of ordinary high water to a point that is South 89°42' West of the true point of beginning;
thence North 89°42' East, a distance of 251.50 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. City, county or local improvement district assessments, if any.