

**When recorded return to:**  
Nick L. Nickelson  
21710 Prairie Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2208

Jun 19 2020

Amount Paid \$4565.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620042768

**CHICAGO TITLE**  
**620042768**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bonita June Nickelson, as Personal Representative for the Estate of Billie Jean Shuler, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nick L. Nickelson, an unmarried man

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

Lots 9 and 10, Block 3, "PLAT OF THE TOWN OF SEDRO", as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P75284 / 4149-003-010-0006

Subject to:

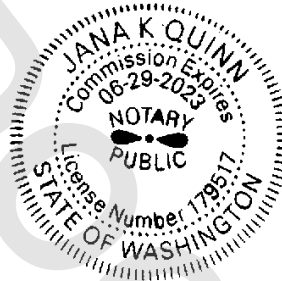
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)Dated: 6/17/2020

Bonita June Nickelson, as Personal Representative for the Estate of Billie Jean Shuler, deceased

BY: Bonita June Nickelson - Personal Representative  
Bonita June Nickelson  
Personal RepresentativeState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Bonita June Nickelson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Bonita June Nickelson, as Personal Representative for the Estate of Billie Jean Shuler, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 17 2020  
Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

**EXHIBIT "A"**  
Exceptions

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