

**AFTER RECORDING MAIL TO:**

**Jessica and Robert Dickson  
5138 Wildlife Acres  
Sedro Woolley, WA 98284**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-180908-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1321  
**Mar 29 2021**  
Amount Paid \$8895.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Statutory Warranty Deed**

**THE GRANTOR JAY E. WRIGHT, an unmarried person, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROBERT DICKSON and JESSICA DICKSON, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:

**Ptn NE 1/4 NE 1/4 33-36-4 E W.M. & Ptn SE 1/4 SE 1/4 28-36-4 E W.M. & Ptn SW 1/4 SE 1/4 28-36-4 E W.M.**

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s):

**360433-1-017-0202, P50589, 360428-4-014-0008, P50222, 360428-4-017-0005, P50229**

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 Commitment, Order No. 01-180908-OE.

Dated March 22, 2021

*Jay E. Wright*

Jay E. Wright

STATE OF Arizona }  
COUNTY OF Maricopa } SS:

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

Dated: 03/27/2021

Seal/Stamp:

*Cynthia A. Dominguez*

Printed Name: **Cynthia A Dominguez**  
Notary Public in and for the State of **Arizona**  
Residing at City of Avondale  
My appointment expires: **April 26, 2024**

✓ This remote online notarization involved the use of 2-way audio/visual communication technology.

**EXHIBIT A****PARCEL "A":**

That portion of the Northeast ¼ of the Northeast ¼ of Section 33, Township 36 North, Range 4 East, W.M., and the Southeast ¼ of the Southeast ¼ of Section 28, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Section 33, said corner lying South 00°08'06" East a distance of 2,643.29 feet from the ¼ corner common to Sections 27 and 28 and North 85°33'55" East a distance of 2,543.34 feet from the ¼ corner common to Sections 28 and 33;  
thence South 01°31'53" West a distance of 331.51 feet to the Northeasterly terminus of the easement centerline recorded under Auditor's File No. 773111, records of Skagit County, Washington;  
thence Southwesterly along said easement centerline the following courses and distances: South 51°11'53" West a distance of 222.74 feet to the beginning of a curve to the right;  
thence Southwesterly, along said curve to the right, having a radius of 1,250.00 feet, through an arc of 06°25'50" a distance of 140.29 feet;  
thence South 57°37'43" West a distance of 160.43 feet to the beginning of a curve to the right;  
thence Southwesterly, along said curve to the right, having a radius of 228.71 feet, through an arc of 29°24'00" a distance of 117.36 feet;  
thence South 87°01'43" West a distance of 28.92 feet to the beginning of a curve to the right;  
thence Westerly, along said curve to the right, having a radius of 379.53 feet, through an arc of 17°58'02" a distance of 119.02 feet;  
thence North 75°00'15" West a distance of 125.69 feet to the beginning of a curve to the left;  
thence Westerly, along said curve to the left, having a radius of 82.94 feet, through an arc of 71°45'51" a distance of 103.89 feet;  
thence South 33°13'54" West a distance of 47.63 feet to the true point of beginning;  
thence Northeasterly, along said easement centerline, the following courses and distances: North 33°13'54" East a distance of 47.63 feet to the beginning of a curve to the right;  
thence Easterly along said curve to the right, having a radius of 82.94 feet, through an arc of 71°45'51" a distance of 103.89 feet;  
thence, leaving said easement centerline, North 15°30'00" West a distance of 753.96 feet;  
thence South 84°45'00" West a distance of 262.00 feet, more or less, to the West line of said Southeast ¼ of the Southeast ¼ of Section 28, as established by an existing fence line;  
thence Southerly along said West line of the Southeast ¼ of the Southeast ¼ of Section 28 and the West line of said Northeast ¼ of the Northeast ¼ of Section 33, as established by an existing fence line, a distance of 680.00 feet, more or less, to a line which bears North 73°00'00" West from the true point of beginning;  
thence South 73°00'00" East a distance of 335.00 feet, more or less, to the true point of beginning.

**ALTA COMMITMENT**

Title Order No.: **01-180908-OE**

**EXHIBIT A**

PARCEL "A" (continued):

EXCEPT that portion described as follows:

Beginning at the Southwest corner of the main tract above described;  
thence North 02°23'37" West, along the West line of said Northeast ¼ of the Northeast ¼, a distance of 276.20 feet;  
thence North 89°56'20" East a distance of 68.38 feet;  
thence South 25°32'22" East a distance of 101.97 feet;  
thence South 20°13'08" East a distance of 258.00 feet;  
thence North 73°00'00" West a distance of 198.65 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress, and utilities recorded on August 25, 1972, under Auditor's File No. 773111, records of Skagit County, Washington;

ALSO, an easement for ingress, egress and utilities recorded July 11, 1973, under Auditor's File No. 787805, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southwest ¼ of the Southeast ¼ of Section 28, Township 36 North, Range 4 East, W.M., lying East of the Samish River.

Situate in the County of Skagit, State of Washington.