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08/24/2021 04:04 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

James A. Yount and Lea A. Lucky
P.O. Box 277
Bow, WA 98232

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-183961-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3909

Aug 24 2021

Amount Paid \$725.00

Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTOR Marla Molskness, Personal Representative of the Estate of Richard C. Pickens, deceased, Superior Court of the State of Washington for Skagit County, No. 21-4-00338-29 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **LEA A. LUCKY** and **JAMES A. YOUNT**, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn SW SW , 35-36-3

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 360335-0-004-0026, P48672

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 Company's Preliminary Commitment No. 01-183961-OE.

Dated August 17, 2021

(Attached to Statutory Warranty Deed)

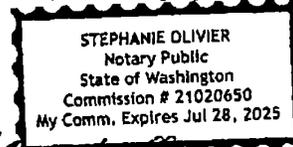
The Estate of Richard C. Pickens

Marla Molskness
By: Marla Molskness, Personal Representative

STATE OF Washington
COUNTY OF Skagit - Clark } SS:

I certify that I know or have satisfactory evidence that Marla Molskness signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Richard C. Pickens, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 20, 2021



Stephanie Olivier
Printed Name Stephanie Olivier
Notary Public in and for the State of Washington
Residing at Vancouver WA
My appointment expires: July 28, 2025

LFB

EXHIBIT A

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the center of the North Samish River, 175 feet North and 112 feet West of the Southeast corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North 17° East 139 feet;
thence North $50^{\circ}30'$ West 115 feet, more or less, to the Great Northern Railway Company right of way;
thence South $66^{\circ}6'$ West along said right of way and said right of way produced to the center of the North Samish River;
thence following the center line of said river, Southerly and Easterly to the point of beginning,

EXCEPT any portion thereof lying within the Great Northern Railway Company right of way,

AND EXCEPT that portion thereof lying within the Warner County Road,

AND EXCEPT any portion thereof lying within that certain tract conveyed to Albert S. Howard, by deed dated November 26, 1888 and recorded in Volume 8 of Deeds, page 470,

AND ALSO EXCEPT that portion thereof lying within that certain tract conveyed to William H. Ewing, by deed dated November 4, 1892 and recorded in Volume 34 of Deeds, page 86.

Situate in the County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT

