

When recorded return to:

Tarren Ackermann and Annamae Ackermann  
17732 West Big Lake Boulevard  
Mount Vernon, WA 98274

203144-LT

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Steen R. McFadden, a married man as his separate property**

for and in consideration of THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars  
(\$335,000.00) – As part of an IRC 1031 Tax-Deferred Exchange,

in hand paid, conveys, and warrants to **Tarren Ackermann and Annamae Ackermann, a married couple**

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

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

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

Lot 4, SP 78-80 AF #8312060019 (Ptn S ½, 31-34-5 E W.M.)

Tax Parcel Number(s): 340531-4-005-0302/P30569

\*\*\*This is NOT the Grantor's Primary Residence\*\*\*

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 203144-LT.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5125

Nov 05 2021

Amount Paid \$5365.00  
Skagit County Treasurer  
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: November 1, 2021

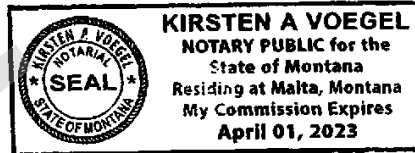
Steen R. McFadden  
Steen R. McFadden

STATE OF Montana  
COUNTY OF Phillips

I certify that I know or have satisfactory evidence that Steen R. McFadden and Julie McFadden is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2nd day of November, 2021

Kirsten A. Voegel  
Signature  
Notary Public  
Title



My appointment expires:  
April 01, 2023

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Parcel Number: 340531-4-005-0302/P30569

**PARCEL "A":**

Lot 4, Skagit County Revised Short Plat 78-80, approved December 2, 1983, and recorded December 6, 1983, in Volume 6 of Short Plats, page 102, under Auditor's File No. 8312060019, records of Skagit County, Washington; being a portion of the South 1/2 of Section 31, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

An easement for ingress, egress and utilities as shown on Skagit County Revised Short Plat 78-80, approved December 2, 1983, and recorded December 6, 1983, in Volume 6 of Short Plats, page 102, under Auditor's File No. 8312060019, records of Skagit County, Washington; being a portion of the South 1/2 of Section 31, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.