



202203010113

03/01/2022 01:34 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

Return Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2022.783  
MAR 01 2022

Amount Paid \$ 0  
Skagit Co. Treasurer  
By LT Deputy

Document Title:

\_\_\_\_\_  
Statutory Warranty deed

Reference Number (if applicable): \_\_\_\_\_

Grantor(s): [] additional grantor names on page \_\_\_\_.

1) Teresa I Meinzinger-Richards

2) \_\_\_\_\_

Grantee(s): [] additional grantor names on page \_\_\_\_.

1) Daniel J Richards

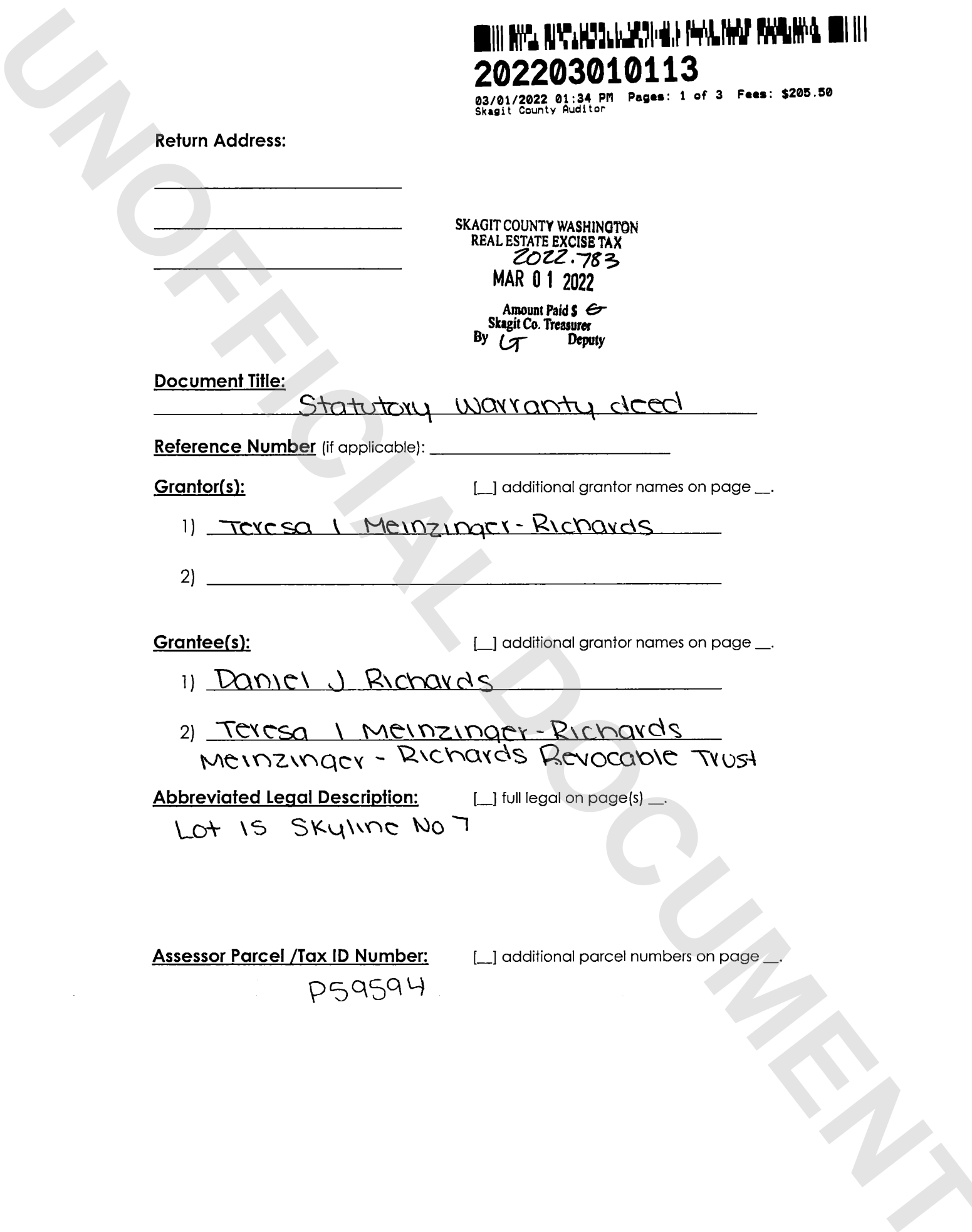
2) Teresa I Meinzinger-Richards  
Meinzinger - Richards Revocable Trust

Abbreviated Legal Description: [] full legal on page(s) \_\_\_\_.

Lot 15 Skyline No 7

Assessor Parcel /Tax ID Number: [] additional parcel numbers on page \_\_\_\_.

P59594



**WHEN RECORDED RETURN TO:**

Scarff Law Firm, PLLC  
3035 Island Crest Way, Ste 201  
Mercer Island, Washington 98040

[Above Space for Recorder's Use]

**LEGAL DESCRIPTION**

Lot-Unit:	15	Block:		Volume:	9	Page:	70-71
Section:	28	Township:	35N	Range:	1E		

**STATUTORY WARRANTY DEED**

THE GRANTOR, TERESA I. MEINZINGER-RICHARDS, a married woman as her separate property, in consideration of funding a revocable living trust, conveys and warrants to DANIEL J. RICHARDS and TERESA I. MEINZINGER-RICHARDS, as Trustees of the *Meinzingher-Richards Revocable Trust w/t/a* dated February 23, 2022, the following described real estate situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

**PARCEL A:**

Lot 15, Skyline No. 7, as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;

**PARCEL B:**

That portion of Section 28, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

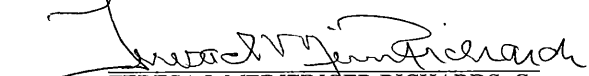
Beginning at the Easterly corner of Lot 15, Skyline No. 7, as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington; thence South 36°28'44" East a distance of 63.95 feet; thence South 50°18'35" West a distance of 48.71 feet; thence South 71°29'58" West a distance of 60 feet; thence South 83°49'47" West a distance of 48.87 feet; thence North 0°31'21" West a distance of 79.60 feet to the Southerly corner of said Lot 15; thence Northeasterly along the Southeasterly line of said Lot to the point of beginning.

All situated in Skagit County, Washington.

**SUBJECT TO:** Easements, restrictions, reservations, covenants and all other matters of record.

Tax Parcel Number: P59594 / 382300-0-015-0002

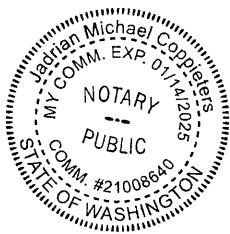
DATED this 23rd day of February, 2022.

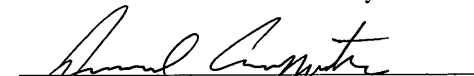
  
TERESA I. MEINZINGER RICHARDS, Grantor

STATE OF WASHINGTON            )  
  ) ss.  
COUNTY OF KING                )

ON THIS DAY before me, the undersigned, a Notary Public in and for the aforementioned State, duly commissioned and sworn, personally appeared DANIEL J. RICHARDS and TERESA I. MEINZINGER-RICHARDS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal this 23rd day of February, 2022.



  
JADRIAN MICHAEL COPPIETERS  
NOTARY PUBLIC in and for the State of  
Washington, residing at Mercer Island, WA  
My Commission Expires: 01/14/2025

**EXHIBIT A**

## Legal Description

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