

WHEN RECORDED RETURN TO:

James K. Dillingham and Doris K. Dillingham
19639 Snowden Lane
Mount Vernon, WA 98274

File No.: 1720739

Filed for Record at Request of: *Stewart Title Company*

GNW 22-15512

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Thomas P. Ricketts and Shelly M. Ricketts, husband and wife** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **James K. Dillingham and Doris K. Dillingham, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: Section 20, Township 33 North, Range 4 East; Ptn. South 1/2 (aka Lot B, Short Plant No. 99-0016)

Tax Parcel Number(s): P116060


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 20223244

Aug 08 2022

Amount Paid \$25815.00
Skagit County Treasurer
By Lena Thompson Deputy

Dated: 7-26, 2022


Thomas P. Ricketts


Shelly M. Ricketts

State of Washington
County of Skagit

This record was acknowledged before me on 07/26, 2022 by Thomas P. Ricketts and Shelly M. Ricketts.

(Stamp)

NOTARY PUBLIC
STATE OF WASHINGTON
"CLARENCE W. ARMSTRONG"
License Number 131704
My Commission Expires 10-09-2023

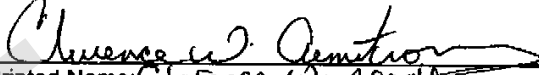

Printed Name: Clarence W. Armstrong
Notary Public
My commission expires: 10/09/2023

EXHIBIT "A"
LEGAL DESCRIPTION

Lot "B" of Short Plat No. 99-0016, approved October 28, 1999, recorded October 28, 1999, as Auditor's File No.

199910280103, records of Skagit County, Washington, and being a portion of Lot 3 of Short Plat No. 93-011 in the South 1/2 of Section 20, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Snowden Lane as shown on the face of said Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of Lots 1 and 4 of said Short Plat No. 93-011, lying Westerly of the Westerly line of Franklin Road as shown on the face of the Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet wide, being 25 feet wide on each side of the centerline of the railroad of the English Lumber Company, as the same has heretofore been surveyed, staked out and established upon, over and across the South 1/2 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 33 North, Range 4 East, W.M., lying Northeasterly of the Northeasterly line of Cedardale Road.

Situate in the County of Skagit, State of Washington.