

AFTER RECORDING RETURN TO:

Law Office of Cole & Gilday, P.C.
10101 - 270th St. NW
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223458

Aug 22 2022

Amount Paid \$3120.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

GRANTOR:	JAMES V. OWENS, an unmarried person
GRANTEE:	JAMES BECKETT, an unmarried person
LEGAL DESCRIPTION:	PTN NW SE AND PTN NE SE, 2-33-4, SKAGIT COUNTY, WA
TPNs:	P16232; P16234
XrefID:	330402-4-002-0005; 330402-4-004-0003

THE GRANTOR, JAMES V. OWENS, an unmarried person, for and in consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS, in hand paid, conveys and warrants to JAMES BECKETT, an unmarried person, the following described real estate:

SEE EXHIBIT "A" FULL LEGAL DESCRIPTION ATTACHED HERETO.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: easements, reservations, restrictions, right of way, covenants, conditions and/or other matters of record. & Exhibit "B"

DATED 8/15/2022

James V. Owens by Judith Ann Leach
James V. Owens by Judith Ann Leach, POA
his attorney-in-fact

State of Indiana
County of Madison

I certify that I know or have satisfactory evidence that JUDITH ANN LEACH is the person who appeared before me; and said person acknowledged that she signed this instrument, on oath and stated that she was authorized to execute the instrument and acknowledged it as the attorney-in-fact of JAMES V. OWENS to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 15, 2022

Armond R Wright

Signature
Notary Public, State of Indiana

Armond R Wright

Printed Name

My appointment expires: 12-16-28

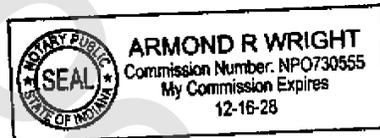


EXHIBIT A

Parcel A

The East half of the Northwest quarter of the Southeast quarter and the West Half of the Northeast Quarter of the Southeast Quarter of Section 2, Township 33 North, Range 4 East, W.M., except the county roads.

Parcel B

An easement for Ingress, egress and Utilities, as conveyed in document recorded on December 31, 2012, Auditor's File No. 201212310194, records of Skagit County, Washington

Situate in County of Skagit, State of Washington.

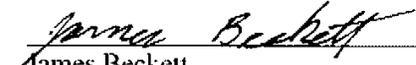
END OF EXHIBIT A

EXHIBIT "B"

CERTIFICATE

The undersigned Grantee acknowledges and agrees to comply with the requirements and restrictions under Skagit Land Trust Grant Deed of Conservation Easement recorded October 27, 2021, under Skagit County AFN 202110270205.

Dated: August 18, 2022.


James Beckett