

When recorded return to:  
James Stanley Leitch  
17662 Dunbar Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20224868  
Dec 13 2022  
Amount Paid \$4325.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of Equity Title of Washington, LLC  
Escrow Number: 22-114576

### STATUTORY WARRANTY DEED

207891-LT

Abbreviated Legal: PTN NW/NE; 24-34-1 (AKA TRACT 2, SP # 62-73)  
Additional legal(s) on page: 3  
Assessor's Tax Parcel Number(s): 340324-0-033-0109/P22548

**THE GRANTOR JULIE M. HOMELVIG, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIE HOMELVIG-ZIEGLER**, for and in consideration of Ten Dollars and No/100 (\$10.00) and other valuable consideration in hand pays, conveys and warrants to **JAMES STANLEY LEITCH, AN UNMARRIED PERSON**, the following described real estate, situated in the County of Skagit, State of Washington:

Tract 2 of Skagit County Short Plat No. 62-73, approved December 10, 1973, being more particularly described as follows:

The South 104.42 feet of the following described tract in the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 34 North, Range 3 East W.M., described as follows:

Beginning at the Northeast corner of said East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence West 104 feet;  
thence South parallel with the East line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 224.42 feet;  
thence East 104 feet;  
thence North 224.42 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the West 20 feet of the North 100 feet of the following described tract in the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 24:

Beginning at the Northeast corner of said East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence West 104 feet;  
thence South parallel with the East line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 224.42 feet;  
thence East 104 feet;  
thence North 224.42 feet to the point of beginning.

EXCEPT road and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Dated: 12/6/2022

The Estate of Marie Homelvig-Ziegler

Julie M. Homelvig  
Julie M. Homelvig, Personal Representative

State of Washington

S.S.

County of Skagit

I certify that I know or have satisfactory evidence that Julie M. Homelvig is are the person(s) who appeared before me, and said person acknowledged that he she they signed this instrument, on oath stated that he she they was authorized to execute the instrument and acknowledged it as the Personal Representative of Julie M. Homelvig, as Personal Representative of the Estate of Marie Homelvig-Ziegler to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/06/2022

(Seal or stamp)

Jennie L. Andrews

Notary Public in and for the State of Washington  
Residing at: Island County  
My appointment expires: 03/08/2024  
Jennie L. Andrews, Notary Public

