UNOFFICIAL DOCUMENT

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05/15/2023 03:58 PM Pages: 1 of 1 Fees: $203.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 6483
MAY 15 2023
Amount Paid $ -0-
Skagit Co. Treasurer
By LT Deputy

WHEN RECORDED RETURN TO:
John J. Kamrar, Attorney at Law, P.S.
105 5th St. Suite 203
Lynden, WA 98264

STATUTORY WARRANTY DEED

Grantor(s): John S. Guidinger, a married man, as his separate property
Grantee(s): John Steele Guidinger and Ann Marie James, Trustees of the Guidinger-James Trust dated January 27, 2023
Legal Description (abbr): **NE S36 T34N R03E** - DK3 INSIDE DIKE THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF GOVERNMENT LOT 14
Legal Description (abbr): **NE S36 T34N R03E** - THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF GOVERNMENT LOT 14
Assessor's Tax Parcel ID#: P23230 / 340336-0-024-0007; P23231 / 340336-0-025-0006

THE GRANTOR(S), **John S. Guidinger, a married man, as his separate property,** for and in consideration of FUNDING OF A LIVING TRUST conveys and warrants to **John Steele Guidinger and Ann Marie James, Trustees of the Guidinger-James Trust dated January 27, 2023,** the following described real estate, situate in the County of Skagit, State of Washington:

LEGAL DESCRIPTION:

The South half of the South half of the South half of Government Lot 14, Section 36, Township 34 North, Range 3 East, W.M., EXCEPT County Road along the Est side thereof, AND ALSO EXCEPT a right of way for dike purposes for the construction, use and maintenance of a dike as condemned by Diking District No 3 of Skagit County in Superior Court Cause No. 2982

Situate in the County of Skagit, State of Washington.

Subject to: This conveyance is subject to the 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.

Commonly known as 17248 Dike Road, Mount Vernon, Skagit County, Washington

Dated: this 8th day of MAY, 2023.

GRANTOR(S): John S. Guidinger
John S. Guidinger

STATE OF WASHINGTON)
) **SS**
COUNTY OF WHATCOM)

On this day personally appeared before me **John S. Guidinger,** to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8th day of May, 2023.

Nomi E. Albano
Notary Public in and for the State of WA
My appointment expires 3/9/26

NOMI E ALBANO
COMMISSION EXPIRES
NOTARY
116722
PUBLIC
3-09-26
STATE OF WASHINGTON