

202402140037

02/14/2024 11:15 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor, WA

When recorded return to:

Wilco Land, LLC  
2601 South Minnesota Ave, Suite 105-222  
Sioux Falls, SD 57105

211198-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249571  
Feb 14 2024  
Amount Paid \$45.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Sylvia J. Phipps and Jessica G. Phipps, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Wilco Land, LLC, a South Dakota Limited Liability Company**

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Government Lot 2, Section 11, Township 35 North, Range 11 East, W.M., lying South of County Road, commonly referred to as Cascade Highway;

EXCEPT the East 660 feet thereof, as measured by a line drawn parallel to and 660 feet West of the East line of said Government Lot 2.

Situate within the County of Skagit, State of Washington.

Tax Parcel Number(s): 351111-0-003-0000/P46022

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 211198-LT.

Dated: 2 / 13 / 2024

(Attached to Statutory Warranty Deed)

Sylvia J. Phipps  
Sylvia J. Phipps

Jessica G. Phipps  
Jessica G. Phipps

STATE OF WASHINGTON  
COUNTY OF SNOTHOMISIT

This record was acknowledged before me on 13 day of FEBRUARY 2024 by Sylvia J. Phipps and Jessica G. Phipps.

Jennifer S. Rance  
Signature  
NOTARY  
Title

My commission expires: 7/29/2025

