

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Kaylee Oudman  
Affidavit No. 20241903  
Date 08/26/2024

AFTER RECORDING MAIL TO:

Richard C. Wallace  
2288 Nulle Road  
Bellingham, WA 98229



201806070021

08/07/2018 11:29 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-166900-OE

Re-record to correct  
legal

Land Title Statutory Warranty Deed

THE GRANTORS JIM E. JAMES and MILYNEE D. JAMES, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RICHARD C. WALLACE AND LILLIAN P. WALLACE, TRUSTEES OF THE WALLACE LIVING TRUST, DATED DECEMBER 13, 2008 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Tr. A, SP 17-78, AF#875852; Being A Ptn GL 2, 2-35-3 E & SW 1/4 SW 1/4, ~~356-35-3 E~~  
For Full Legal See Attached Exhibit "A" 35-36-3

Tax Parcel Number(s): 350302-0-003-0209, P33634

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but no limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-166900-OE.

Dated June 4, 2018

Jim E. James

Milynee D. James

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2434  
JUN 07 2018

Amount Paid \$ 9,759.40  
Skagit Co. Treasurer  
By Childen Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jim E. James and Milvnee D. James is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 6th 2018



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2018

LPB

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**EXHIBIT A**

Tract A, Short Plat No. 17-78, approved March 21, 1978, recorded March 21, 1978 in Volume 2 of Short Plats, page 200, under Auditor's File No. 875852, being a portion of Government Lot 2 in Section 2, Township 35 North, Range 3 East, W.M., and of the Southwest ¼ of the Southeast ¼ of Section 35, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

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STATE OF WASHINGTON  
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 12th day of August, 2024.

*Sandra Perkins*  
Auditor

*Jeff Barlow*  
Deputy Auditor

