



202503110051

03/11/2025 01:42 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

**When Recorded, Mail to:**  
Tanko Law Office  
392 1<sup>st</sup> Avenue E.N.  
Kalispell, MT 59901

**Mail Tax Statements to:**  
Erickson Family Trust  
329 Cougar Trail  
Whitefish, MT 59937

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 0688  
MAR 11 2025

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *LT* Deputy

### LIMITED WARRANTY DEED

**GRANTORS**, Paul A. Erickson and Susan J. Erickson, husband and wife, as a mere change in identity only, does hereby convey and warrant to

**GRANTEES**, Paul A. Erickson and Susan J. Erickson, Trustees, or their successors in interest, of the Erickson Family Trust dated May 8, 2023, and any amendments thereto, Grantor's entire interest and any interest Grantor may hereafter acquire in the following described real property situated in the County of Skagit, State of Washington.

#### SEE EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE

**Assessor's Tax Parcel No(s):** P21450 (340311-1-006-0006) & P126128 (340311-1-005-0100)

The liabilities and obligations of Grantor to Grantees and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED this 10 day of July, 2024

*Paul A. Erickson*  
\_\_\_\_\_  
PAUL A. ERICKSON

*Susan J. Erickson*  
\_\_\_\_\_  
SUSAN J. ERICKSON

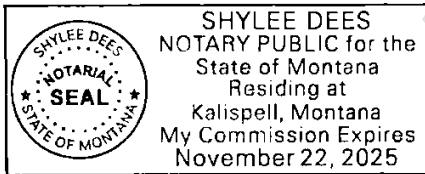
Limited Warranty Deed  
Erickson Family Trust  
Page 2 of 3

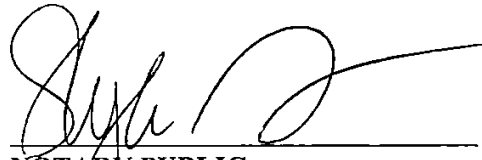
**NOTARY**

STATE OF MONTANA     )  
                                  ) ss.  
COUNTY OF FLATHEAD )

On this 10<sup>th</sup> day of July, 2024, before me the undersigned, a Notary Public in and for the said County of Flathead, State of Montana, personally appeared PAUL A. ANDERSON and SUSAN J. ERICKSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same, individually.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
NOTARY PUBLIC

Limited Warranty Deed  
Erickson Family Trust  
Page 3 of 3

**EXHIBIT "A"**

**That portion of the West ½ of the Northeast ¼ of Section 11, Township 34 North, Range 3 East, W.M., lying Southerly of the Great Northern Railway Company right of way and Easterly of the right of way of Drainage District No. 19 right of way as appropriated in Skagit County Superior Court Cause No. 8889 on December 4, 1922; EXCEPT the South 1097.3 feet thereof; AND EXCEPT the East 20 feet thereof; ALSO EXCEPT that portion conveyed to Skagit County for road purposes by Deed recorded July 3, 1941 under Auditor's File No. 341316 in Volume 184 of Deeds, page 309; AND ALSO EXCEPT that portion thereof, if any, lying within the right of way commonly known as State Highway 20.**

**EXCEPT that portion thereof conveyed to the State of Washington by deed recorded May 31, 2007 as Skagit County Auditor's File No. 200705310154.**