



202504010051

04/01/2025 03:54 PM Pages: 1 of 1 Fees: \$303.50
Skagit County Auditor

When recorded, return to:

Ms. Vicki D. Hanson, Trustee
420 S.W. 121st Court
Seattle, WA 98146

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20250410
APR 01 2025

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

CORRECTION STATUTORY WARRANTY DEED

To correct the following errors in the legal description: (1) Remove a duplicated clause in the legal description and (2) omission (from the original legal description in the Statutory Warranty Deed Dated September 17, 1993 and recorded September 20, 1993 as Instrument 9309200072 in the official records of Skagit County Auditor) in the Statutory Warranty Deed dated June 27, 2012 and recorded July 6, 2012 as Instrument 201207060124 in the official records of Skagit County Auditor.

The corrected deed reads:

VICKI D. HANSON an unmarried woman, The GRANTOR,

for and in consideration of MERE CHANGE IN IDENTITY, NO CHANGE IN BENEFICIAL OWNERSHIP OCCURRING, WAC 458-61A-211(2)(g) and exempt from real estate excise tax pursuant to WAC 458-61A-217, in hand paid, convey and warrant to

VICKI D. HANSON, as Trustee of THE VICKI D. HANSON REVOCABLE LIVING TRUST, U/A dated June 27, 2012, the GRANTEE, all of the following described real estate, situated in the County of Skagit, State of Washington:

ACREAGE ACCOUNT, ACRES 39.00 CF-75 NE1/4 OF THE SE1/4, OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT FOR THE FOLLOWING DESCRIBED PORTION: COMMENCING AT THE SE CORNER OF SAID NE1/4 SE1/4; THENCE NORTH 88-03-04 WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 700 FEET; THENCE NORTH 1-56-56 EAST, 200 FEET TO TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 1-56-56 EAST, 208.7 FEET; THENCE NORTH 88-08-04 WEST, 208.70 FEET; THENCE SOUTH 1-56-56 WEST, 208.70 FEET TO A POINT BEARING NORTH 88-03-04 WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88-03-04 EAST, 208.07 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT for ingress, egress and utilities over and across the Southeast Quarter of the Southeast Quarter of Section 22, Township 36 North, Range 4 East of W.M. Said easement being the existing 30 foot wide gravel road with bridge. The road being a length of 1995 feet.

Commonly known as: 22003 Prairie Road, Sedro Woolley, WA 98284
Tax Parcel Number: P118911

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

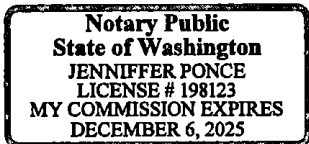
Dated this 1st day of April, 2025.

Marcia Willis
VICKI D. HANSON by
Marcia Willis, Personal Representative

STATE OF WASHINGTON
COUNTY OF KING

I certify that I know or have satisfactory evidence that the Personal Representative of VICKI D. HANSON is the individual who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 1, 2025



Jennifer Ponce
Notary name printed or typed: Jennifer Ponce
Residing at: Seattle
My commission expires: December 6, 2025