

When recorded return to:

Gary D. Dickman
P.O. Box 727
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251360

May 06 2025

Amount Paid \$3565.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23361-TB

THE GRANTOR(S) Kevin A. MacFadden, Successor Trustee of The Dolores MacFadden Revocable Trust dated February 22, 1995, 4301 Dillon Wash Road, Prescott, AZ 86305,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Gary D. Dickman, an unmarried person

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

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

The Northeast Quarter of the Southeast Quarter of Section 12, Township 35 North, Range 3 East, W.M., EXCEPT the North Half of the North Half thereof, except the South Half of the South Half thereof, and also except that portion thereof conveyed to Skagit County for road purposes by deed dated February 11, 1916 and recorded February 15, 1916 in Vol. 102 of Deeds, Page 213, under Auditor's File No. 111850.

Abbreviated legal description: Property 1:
Section 12, Township 35 North, Range 3 East - NE SE

This conveyance is subject to 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 as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P34163/350312-4-001-0003

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23361-TB

Page 1 of 3

Dated: MAY 02, 2025

The Dolores MacFadden Revocable Trust dated February 22, 1995

By: Kevin A. MacFadden, Successor Trustee
Kevin A. MacFadden, Successor Trustee

~~STATE OF WASHINGTON~~ STATE OF ARIZONA
~~COUNTY OF SPOKANE~~ YAVAPAI

This record was acknowledged before me on this 2nd day of May, 2025, by Kevin A. MacFadden, Successor Trustee of The Dolores MacFadden Revocable Trust dated February 22, 1995.

Sherry Lynn Castro Sherry L. Castro
Signature

Notary Public - AZ.
Title

My commission expires: FEB 23, 2028

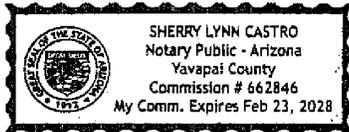


EXHIBIT A

25-23361-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. Reservations Contained in Deed
Executed By: Wade B. McCoy, Donald B. McCoy, Edna M. Black and Elizabeth M. Guider
Recorded: December 5, 1946
Auditor's No.: 398722
As Follows: Except That One-half of All Mineral, Gas and Oil Rights Are Hereby Forever Reserved to the Grantors.
10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on June 18, 2007 as Auditor's File No. 200706180222.

End of Exhibit AStatutory Warranty Deed
LPB 10-05

Order No.: 25-23361-TB

Page 3 of 3