



202505230080

05/23/2025 01:45 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded, Mail to:

Tanko Law Office
392 1st 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

20251583
MAY 23 2025

Amount Paid \$12
Skagit Co. Treasurer
By *KS* Deputy

LIMITED WARRANTY DEED

Re-record to correct Notary SCRIVENER'S ERROR

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.

W2 NE 11/34/03

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 21st day of April, 2025.

**202503110051*

Paul A. Erickson
PAUL A. ERICKSON

Susan J. Erickson
SUSAN J. ERICKSON

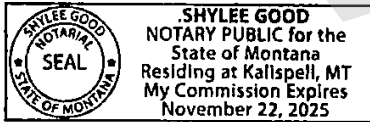
Limited Warranty Deed
 Erickson Family Trust
 Page 2 of 3

NOTARY

STATE OF MONTANA)
) ss.
 COUNTY OF FLATHEAD)

On this 21st day of April, 2025, before me the undersigned, a Notary Public in and for the said County of Flathead, State of Montana, personally appeared PAUL A. ERICKSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same, individually.

WITNESS my hand and official seal.



Shylee Good

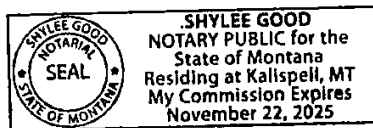
 NOTARY PUBLIC

NOTARY

STATE OF MONTANA)
) ss.
 COUNTY OF FLATHEAD)

On this 21st day of April, 2025, before me the undersigned, a Notary Public in and for the said County of Flathead, State of Montana, personally appeared SUSAN J. ERICKSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same, individually.

WITNESS my hand and official seal.



Shylee Good

 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.