

Return Address:

PHILLIPS ESTATE LAW
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170 120th Ave NE Suite E204
Bellevue, Washington 98005

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20251812
Date 06/11/2025

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

Statutory Warranty Deed

Reference number(s) of document assigned or released:
201608290154

Grantor(s) [last name, then first name and initial(s)]:
Rickus, Michael A., Rickus, and Julia M., husband and wife

Grantee(s) [last name, then first name and initial(s)]:
Shipman, Gillian M., a single woman, an undivided one-third (1/3) interest

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

Lot(s) 3 SAGER'S LANDING PL 04-0624 TAX/MAP ID(s):

SUBJECT TO: ALL AGREEMENTS, ASSESSMENTS, COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, OF RECORD, IF ANY.

Assessor's property tax parcel/account number(s): Assessor tax # not yet assigned
P124619/4893-000-003-0000

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Recording at the request of:
PHILLIPS ESTATE LAW
170 120th Ave NE Suite E204
Bellevue, Washington 98005
(206) 686-8877

STATUTORY WARRANTY DEED

The undersigned **Grantors, Michael A. Rickus and Julia M. Rickus**, Husband and Wife, for no valuable consideration, hereby convey and warrant to

Grantee, Gillian M. Shipman, a single woman, an undivided one-third (1/3) interest, in the following described real estate:

Tax Parcel No: P124619/4893-000-003-0000

PARCEL A:

Lot 3, PLAT OF SAGER'S LANDING PL 04-0624, recorded May 23, 2006, under Auditor's File No. 200605230067, records of Skagit County, Washington, and being a portion of the Northwest Quarter of the Southwest Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, State of Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across Sager's Lane as shown on the face of PLAT OF SAGER'S LANDING PL 04-0624, recorded May 23, 2006, under Auditor's File No. 200605230067, records of Skagit County, Washington and as established and declared in Agreement recorded May 23, 2006, under Auditor's File No. 200605230070, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.

SUBJECT TO: ALL AGREEMENTS, ASSESSMENTS, COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, OF RECORD, IF ANY.

DATED: 6-6-25

Michael A. Rickus
Michael A. Rickus

STATE OF WASHINGTON)
) ss.
COUNTY OF Snohomish)

On 06/06/2025, personally appeared before me Michael A. Rickus, to me known to be the individual described in and who executed the within instrument, and acknowledged said instrument to be the free and voluntary act and deed of such parties, for the uses and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



Zoey Erwin
Printed name: Zoey Erwin
Notary Public in and for the State of Washington,
residing at Lynnwood, WA
My appointment expires 01/08/2029

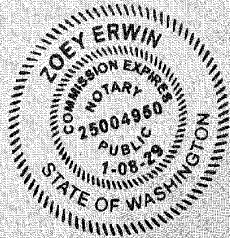
DATED: 6/6/25

Julia M. Rickus
Julia M. Rickus

STATE OF WASHINGTON)
) ss.
COUNTY OF Snohomish)

On 06/06/2025, personally appeared before me Julia M. Rickus, to me known to be the individual described in and who executed the within instrument, and acknowledged said instrument to be the free and voluntary act and deed of such parties, for the uses and purposes therein mentioned, and on oath, stated that she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



Zoey Erwin
Printed name: Zoey Erwin
Notary Public in and for the State of Washington,
residing at Lynnwood, WA
My appointment expires 01/08/2029