

When recorded return to:

Sheridan Frank and Adam Bunch
18669 Colony Road
Bow, WA 98232

215239-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252301

Jul 21 2025

Amount Paid \$22111.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jimmy Payne and Charity Payne, husband and wife**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **Sheridan Frank and Adam Bunch, a married couple**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 1, SP 96-063 AF #9804010116 (Ptn NW 18-36-4 E W.M.)

Tax Parcel Number(s): 360418-2-001-0200/P107133 & 360418-2-001-0300/P112944

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown in Land Title Company's Preliminary Commitment No.
215239-LT.

Dated: July 11, 2025

(attached to Statutory Warranty Deed)

Jimmy Payne
Jimmy Payne
Charity Payne
Charity Payne

STATE OF WA
COUNTY OF SKEGIST

This record was acknowledged before me on this 17 day of July, 2025, by Jimmy Payne and Charity Payne.

Kyle Beam
Signature
Notary
Title

My commission expires: 9-11-27

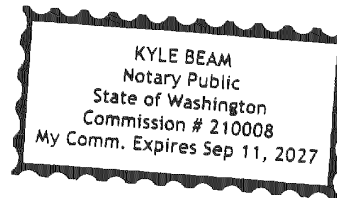


Exhibit A**PARCEL A:**

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 96-063, as approved March 31, 1998 and recorded April 1, 1998, in Volume 13 of Short Plats, page 112, under Auditor's File No. 9804010116, records of Skagit County, Washington; being a portion of the Northwest 1/4, Section 18, Township 36, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

PARCEL B:

An easement for ingress, egress, and utilities over Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 96-063 as approved March 31, 1998 and recorded April 1, 1998, in Volume 13 of Short Plats, page 112, under Auditor's File No. 9804010116, records of Skagit County, Washington; as delineated on the face of said short plat.

Situate in the County of Skagit, State of Washington.