

**Return Address:**  
PHILLIPS ESTATE LAW  
Douglas L. Phillips, Esq.  
170 120th Ave NE Suite E204  
Bellevue, Washington 98005

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20260539  
Date 02/26/2026

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 two-thirds (2/3) 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):** **P124619/4893-000-003-0000**        Assessor tax # not yet assigned

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 two-thirds (2/3) 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, 2005, 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.

Following the above conveyance, Gillian M. Shipman, a single woman, will own one-hundred percent (100%) of the Described Property.

