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Skagit County Auditor

Prepared by:

Lisa K. Tonge
Strategic Points Document Preparation
16416 N. 92nd Street, Suite 100
Scottsdale, AZ 85260

Mail Recorded Deed & Tax Notice To:

Mary Jane Vetter
11536 W. Gila Monster Court
Surprise, AZ 85378

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.1485
MAY 19 2026

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

WARRANTY DEED

GRANTOR: MARY JANE VETTER, a single person

GRANTEE: THE MARICORK FAMILY TRUST Dated June 30, 2025

LEGAL DESCRIPTIONS: Refer to Exhibit A attached hereto and incorporated herein by this reference.

TAX ACCOUNTS: PARCEL A: P16018
PARCEL B: P16026
PARCEL C: P16035

GRANTOR, MARY JANE VETTER, A SINGLE WOMAN, grants, bargains, sells, conveys and confirms to GRANTEE, MARY JANE VETTER, TRUSTEE of THE MARICORK FAMILY TRUST Dated June 30, 2025, a FIFTY PERCENT (50%) undivided interest in the above-described real estate, situated in the county of Skagit, state of Washington.

SUBJECT TO current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, covenants, conditions, restrictions, and all other matters affecting title as may appear of record.

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters above set forth.

Dated this 11 day of May, 2026.

Mary Jane Vetter

MARY JANE VETTER, Grantor

STATE OF ARIZONA

) SS.

COUNTY OF MARICOPA

This notary certificate is attached to the Warranty Deed dated this 11 day of May, 2026, consisting of three (3) pages including the notary certificate, and was executed by MARY JANE VETTER, who appeared personally, and 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 in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereby set my hand and Official Seal.

NOTARY SEAL:



Maria Aros
Notary Public

My commission expires: 12-21-2026.

EXHIBIT A - LEGAL DESCRIPTIONSPARCEL "A" - P16018 less P16020 and less P16016

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 33 North, Range 3 East W.M., described as follows:

LESS AND EXCEPT:

Beginning at a point on the West line of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ which is 20 feet South of its Northwest corner; Thence East 236 feet for commencing point; Thence East 120 feet; Thence South 182 feet; Thence West 50 feet; Thence Northwesterly parallel with the bank Freshwater Slough 209 feet to the place of beginning.

LESS AND EXCEPT:

Beginning at a point on west line of subdivision which is 20 feet South of NW corner; Thence East 135.96 feet; Thence southeasterly parallel with bank of freshwater slough as it existed on July 27, 1896, 253.44 feet; Thence West 198 feet more or less to west line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; Thence North along West line 242.22 feet to Point of Beginning;

together with tract beginning at a point 20 feet South & 135.96 feet East of NW corner of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; Thence easterly to West bank of freshwater slough; Thence southerly along West bank to a point 262.22 feet South of North line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; Thence West to a point 198 feet East of the West line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; Thence northwesterly to Point of Beginning.

PARCEL "B" - P16026 and P16035

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$,

EXCEPT road and;

EXCEPT Dike right-of-way; and

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;

EXCEPT roads,

all in Section 23, Township 33 North, Range 3 East W.M.