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03/07/2023 10:07 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5708
MAR 07 2023

After Recording Mail To:
Andrew C. Schuh
1204 Cleveland Avenue
Mount Vernon, WA 98273

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

BARGAIN AND SALE DEED

THE GRANTORS, James K. Dillingham and Doris K. Dillingham, husband and wife, in consideration of \$10.00, in hand paid, bargain, sell, and convey to James K. Dillingham and Doris K. Dillingham, as Trustees of The James and Doris Dillingham Revocable Trust dated January 3, 2023, GRANTEE, the following described real estate, situated in the County of Skagit, State of Washington:

For full legal description see attached "Exhibit A".

Abbreviated Legal Description:

(10.0000 ac) CU F&A #25 AF#829673 1977 LOT B SHORT PLAT#99-16 AF#199910280103 PREVIOUSLY KNOWN AS A PORTION OF LOT 3 SHORT PLAT#93-11 AF#9310200068 LOCATED IN SE1/4, SECTION 20, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

Tax Parcel Number/Assessor's ID Account No.: P116060 / 330420-006-0500

The Grantors for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, though, or under said Grantor and not otherwise, they will forever warrant and defend the said described real estate.

Dated: JANUARY 3 2023.

James K. Dillingham

Doris K. Dillingham

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that James K. Dillingham and Doris K. Dillingham are the persons who appeared before me, acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument. ACS

DATED: The 3 day of January, ~~2022~~ ²⁰²³

Andrew C. Schuh, Notary Public
My commission expires on January 29, 2026

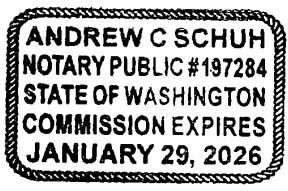


EXHIBIT "A"**LEGAL DESCRIPTION**

Lot "B" of Short Plat No. 99-0016, approved October 28, 1999, recorded October 28, 1999, as Auditor's File No.

199910280103, records of Skagit County, Washington, and being a portion of Lot 3 of short Plat No. 93-011 in the South $\frac{1}{2}$ of Section 20, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Snowden Lane as shown on the face of said Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of Lots 1 and 4 of said Short Plat No. 93-011, lying Westerly of the Westerly line of Franklin Road as shown on the face of the Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet wide, being 25 feet wide on each side of the centerline of the railroad of the English Lumber Company, as the same has heretofore been surveyed, staked out and established upon, over and across the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 33 North, Range 4 East, W.M., lying Northeasterly of the Northeasterly line of Cedardale Road.

Situate in the County of Skagit, State of Washington.