

When recorded return to:

Janet C. Peargin, Trustee
Janet C. Peargin Revocable Trust dated September 15, 2020
4304 Whistle Lake Road
Anacortes, WA 98221

213061-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250396

Feb 14 2025

Amount Paid \$15525.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **David W. Dawson, Trustee of The David W. Dawson Living Trust dated April 13, 2010**

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

in hand paid, conveys and warrants to **Janet C. Peargin, Trustee of the Janet C. Peargin Revocable Trust dated September 15, 2020**

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.)

Ptn SE SW, 30-35-2 E W.M. (Tr D, Ptn Tr A, SP 91-010 AF #9207020026)

Tax Parcel Number(s): 350230-3-023-0400/P101678 & 350230-3-023-0506/P102621

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. 213061-LT.

Dated: February 11th 2025

(attached to Statutory Warranty Deed)

The David W. Dawson Living Trust dated April 13, 2010

By: David W. Dawson
David W. Dawson, Trustee

STATE OF Arizona

COUNTY OF Navajo

This record was acknowledged before me on 11TH day of February, 2025 by David W. Dawson,
Trustee of The David W. Dawson Living Trust dated April 13, 2010.

Ruth Simons

Signature Ruth Simons

Notary Public

Title



My commission expires: 7-05-2028

Exhibit A

Tract D of Short Plat No, AN-91-010, approved June 16, 1992 and recorded July 2, 1992 under Auditor's File No. 9207020026 in Volume 10 of Short Plats, Page 95, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 35 North, Range 2 East, W.M.

TOGETHER WITH that portion of Lot "A" of Anacortes Short Plat AN-91-010 approved June 16th, and recorded July 2nd, 1992 under Auditor's File No. 9207020026 in Volume 10 of Short Plats, Page 95, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 35 North, Range 2 East, W.M. described as follows:

Beginning at the Southwest corner of said Lot "A";
thence Easterly along South line thereof to the centerline of an existing creek as delineated on the face of said Short Plat;
thence Northwesterly along the centerline of said creek to the edge of an existing pond as delineated on the face of said Short Plat;
thence in a straight line to the Northwest corner of said Lot "A";
thence South along the West line of said Lot "A" to the Point of Beginning.

Situate in the County of Skagit, State of Washington.