

When recorded return to:

Anthony Muhinja and Esther Ndungu  
4722 Northeast 3rd Place  
Renton, WA 98059

214887-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251321

May 01 2025

Amount Paid \$10007.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Garrison W. Greenwood and Linda C. Greenwood, a married couple**

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

in hand paid, conveys and warrants to **Anthony Muhinja and Esther Ndungu, 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.)

Tract T, Montborne Heights (Revised) Survey AFN 9308180056

Tax Parcel Number(s): 4135-023-017-0508/P103860

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. 214887-LT.

Dated: April 22, 2025

(attached to Statutory Warranty Deed)

Garrison W. Greenwood  
Garrison W. Greenwood

Linda C. Greenwood  
Linda C. Greenwood

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 28<sup>th</sup> day of April, 2025, by Garrison W. Greenwood.

Naomi R. Stanfill  
Signature

Notary  
Title

My commission expires: 03-17-26

NAOMI R STANFILL  
Notary Public  
State of Washington  
License Number 201173  
My Commission Expires  
March 17, 2026

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 29<sup>th</sup> day of April, 2025, by Linda C. Greenwood.

Naomi R. Stanfill  
Signature

Notary  
Title

My commission expires: 03-17-26

NAOMI R STANFILL  
Notary Public  
State of Washington  
License Number 201173  
My Commission Expires  
March 17, 2026

## Exhibit A

### PARCEL A:

Tract T of that certain record of survey entitled, MONTBORNE HEIGHTS (Revised), recorded August 18, 1993, in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington; and being a portion of Lots 1 through 17, Block 23; all of Block 24; Lots 1 through 11, Block 25; Lots 1 through 18, Block 26, and all of Block 27, Plat of the Town of Montborne, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated street and alley adjacent to said lots and blocks which have reverted to said premises by operation of law.

Situated in the County of Skagit, State of Washington.

### PARCEL B:

An easement for ingress and egress over those portions of Tracts Q through U delineated as "Private Road Easement" on the face of said survey entitled "MONTBORNE HEIGHTS (Revised)". Excepting therefrom, those portions lying within the main tract above Parcel A.

Situated in the County of Skagit, State of Washington.