

When recorded return to:

Nicholas B. Hughes
20071 Gina Marie Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251906

Jun 20 2025

Amount Paid \$9651.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23235-TB

THE GRANTOR(S) **Johnny D. Gilbreath, Jr. and Elaine K. Gilbreath, a married couple,** ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Nicholas B. Hughes, an unmarried person**

the following described real estate, situated in the County Skagit, State of Washington:

Lot 5, PLAT OF BROWN AND MCMILLEN DIVISION NO. 2, as per plat recorded in Volume 14 of Plats, pages 184 and 185, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 5, PLAT OF BROWN AND MCMILLEN DIV. 2

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P99895/4559-000-005-0004

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23235-TB

Page 1 of 3

Dated: 6-18-25

[Signature]
Johnny D. Gilbreath, Jr.

Elaine K. Gilbreath

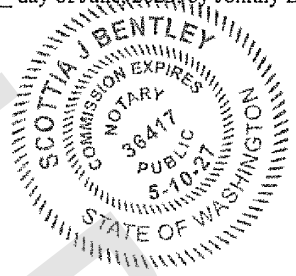
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 18th day of June, 2025, by Johnny D. Gilbreath, Jr. ~~and Elaine K. Gilbreath.~~

[Signature]
Signature

Notary
Title

My commission expires: 05/10/27



Dated: 6-17-25

Johnny D. Gilbreath, Jr.

Elaine K. Gilbreath
Elaine K. Gilbreath

STATE OF WASHINGTON ^{MO}
COUNTY OF SKAGIT ^{Webster}

This record was acknowledged before me on this 17th day of June, 2025, by ^{LJD} Johnny D. Gilbreath, Jr. and Elaine K. Gilbreath

Vera Palmer
Signature
Notary Public

Title
My commission expires: 02/17/29

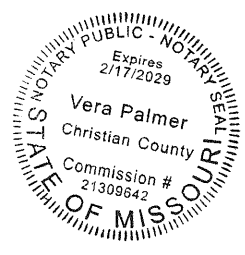


EXHIBIT A

25-23235-TB

9. Reservations, provisions and/or exceptions contained in instrument executed by S.C. Scott, recorded June 6, 1924, as Auditor's File No. 174856.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Brown & McMillen, Div. No. 2, recorded July 5, 1991, as Auditor's File No. 9107050005.

Above covenants, conditions and restrictions were amended and recorded June 30, 2015 as Auditor's File No. 201505300035.

11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 12, 1991, as Auditor's File No. 9103120116.

12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 21, 1992, as Auditor's File No. 9201210120.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Brown & McMillen Division No. 2, recorded July 5, 1991, as Auditor's File No. 9107050004.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23235-TB

Page 3 of 3