

When recorded return to:

Elliott Ward and Stephanie Ward
3954 Rock Ridge Parkway
Anacortes, WA 98221

400238-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252587

Aug 12 2025

Amount Paid \$7189.00
Skagit County Treasurer
By Cain Cress Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Thomas A. Newlon and Linda S. Newlon, Trustees of The Newlon Family Living Trust, U/T/A DTD May 16, 2023**

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

in hand paid, conveys and warrants to **Elliott Ward and Stephanie Ward, 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.)

Lot 7, Reserve at Channel Landing, Ph II

Tax Parcel Number(s): 6015-000-000-0007/P131822

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. 400238-LT.

Dated: 8/1/25

(attached to Statutory Warranty Deed)

The Newlon Family Living Trust dated May 16, 2023

By: Thomas A. Newlon
Thomas A. Newlon, Trustee

By: Linda S. Newlon
Linda S. Newlon, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 1 day of Aug, 2025, by Thomas A. Newlon and Linda S. Newlon, Trustees of The Newlon Family Living Trust dated May 16, 2023.

Brianna Maldonado
Signature

Notary Public
Title

My commission expires: Aug 30 2025

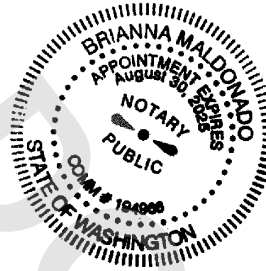


Exhibit A

Lot 7, "THE RESERVE AT CHANNEL LANDING PHASE II," as per plat recorded on February 20, 2014, under Auditor's File No. 201402200035, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.