

When recorded return to:

Keri Pfeifer and Colin Parke
4111 Prince Court, 102
Bellingham, WA 98226

215817-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252620

Aug 14 2025

Amount Paid \$7625.80
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Lindy N. McClymont and Matthew J. Martinez, a married couple**

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

in hand paid, conveys and warrants to **Keri Pfeifer, an unmarried person, and Colin Parke, an
unmarried person**

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.)

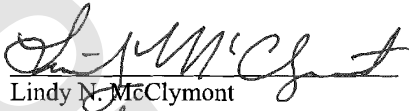
Lot 1 & 2, Blk 1, Wallace Add. to Burlington and Ptns. Lots 1 & 2, Blk 7, Amend. Plat of
Burlington

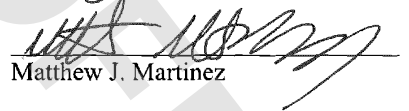
Tax Parcel Number(s): 4096-001-002-0003/P72874

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.
215817-LT.

Dated: July 30, 2025

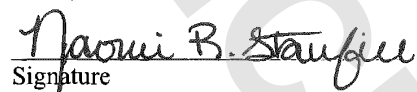
(attached to Statutory Warranty Deed)


Lindy N. McClymont

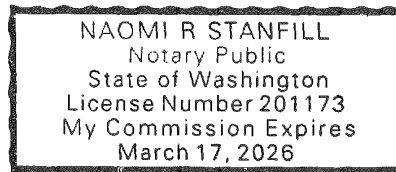

Matthew J. Martinez

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 11th day of August, 2025, by Lindy N. McClymont and Matthew J. Martinez.


Signature

Notary
Title



My commission expires: 03-17-26

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Number: 4096-001-002-0003/P72874

Lots 1 and 2, Block 1, "WALLACE ADDITION TO BURLINGTON", as per plat recorded in Volume 6 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH Lots 1 and 2, Block 7, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Excepting from the South 55 feet thereof.

ALSO TOGETHER WITH the North 20 feet of vacated Magnolia Street abutting said premises on the South.

Situate in the County of Skagit, State of Washington.