

When recorded return to:

David LeBlanc and Heidi Vitali
1004 Commercial Avenue, Box #1044
Anacortes, WA 98221

400099-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252722
Aug 22 2025
Amount Paid \$8494.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Lucas Lee Bonner, an unmarried person**

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

in hand paid, conveys and warrants to **David LeBlanc and Heidi Vitali, 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 9, View Acres Add. To Anacortes

Tax Parcel Number(s): 3835-000-009-0006/P60513

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. 400099-LT.

Dated: 8-18-2025

(attached to Statutory Warranty Deed)

Lucas Lee Bonner

Lucas Lee Bonner

STATE OF Texas

COUNTY OF Collin

This record was acknowledged before me on this 18 day of August, 2025, by Lucas Lee Bonner.

Amy Patterson

Signature

Notary

Title

My commission expires: 04/07/2029

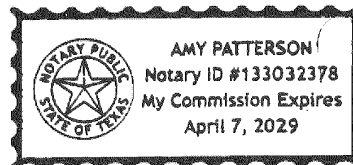


Exhibit A

Lot 9, "VIEW ACRES ADDITION TO ANACORTES," as per plat recorded in Volume 7 of Plats, page 19, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.