

When recorded return to:

Curtis Deegan  
114 East Cedar Street, #2  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253307

Oct 09 2025

Amount Paid \$8085.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Chicago Title  
620059817

### STATUTORY WARRANTY DEED

Guardian NW Title 25-24448-TB

THE GRANTOR(S) **Steven Pugh and Cassie Henry, a married couple**

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

in hand paid, conveys, and warrants to **Curtis Deegan, an unmarried man**

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

For APN/Parcel ID(s): P100617 / 4566-000-020-0009

LOT 20, "LITTLE MOUNTAIN ADDITION", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS AT PAGES 1 THROUGH 5, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID LOT 20, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20;  
THENCE NORTH 27°36'20" WEST, ALONG WITH THE WEST LINE OF SAID LOT 20, A DISTANCE OF 67.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 20;  
THENCE NORTH 74°05'49" EAST ALONG THE NORTH LINE OF LOT 20, A DISTANCE OF 3.84 FEET;  
THENCE SOUTH 32°27'50" EAST, A DISTANCE OF 63.32 FEET;  
THENCE SOUTH 42°00'35" WEST, A DISTANCE 9.74 FEET TO THE TRUE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated legal description: Property 1:  
PTN OF LT 20, "LITTLE MOUNTAIN ADDN"

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

Statutory Warranty Deed  
LPB 10-05

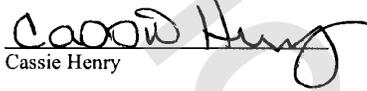
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Tax Parcel Number(s): P100617/4566-000-020-0009

Dated: 10-8-2025

  
Steven Pugh

  
Cassie Henry

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 8 day of October, 2025, by Steven Pugh and Cassie Henry

  
Signature

Notary Public  
Title

My commission expires:  
7-25-28



**EXHIBIT A**

25-24448-TB

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Little Mountain Addition:

Recording No: 9110170035

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**End of Exhibit A**