

When recorded return to:

Ann R. Simon and Gregory L. Simon
4066 138th Avenue Southeast
Bellevue, WA 98006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253389

Oct 16 2025

Amount Paid \$9384.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24485-TB

THE GRANTOR(S) **Julie Danton and David Danton, wife and husband**

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

in hand paid, conveys, and warrants to **Ann R. Simon and Gregory L. Simon, wife and husband**

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

Tract 1, SKAGIT COUNTY SHORT PLAT NO. 18-76, recorded in Volume 1 of Short Plats, page 181, under Auditor's File No. 843763, records of Skagit County, Washington; and being a portion of the West Half of the West Half of the Northeast Quarter of Southeast Quarter, Section 4, Township 34 North, Range 3 East of the Willamette Meridian.

Abbreviated legal description: Property 1:
Section 4, Township 34 North, Range 3 East - NE SE (aka Tract 1, SP 18-76)

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): P16560/330408-4-005-0006

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24485-TB

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Dated: October 15, 2025

Julie Danton
Julie Danton
David Danton
David Danton

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 15th day of October, 2025, by Julie Danton and David Danton.

Scottie J Bentley
Signature

Notary
Title

My commission expires: 05/16/27

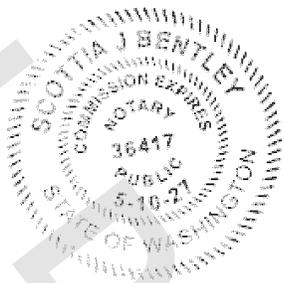


EXHIBIT A

25-24485-TB

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: March 31, 1926

Auditor's No. 193056

Purpose: Underground electric system, together with necessary appurtenances

Area Affected: Said premises and other property

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: March 31, 1926

Auditor's No. 193060

Purpose: Underground electric system, together with necessary appurtenances

Area Affected: Said premises and other property

11. 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 Short Plat No. 18-76 recorded on October 4, 1976 as Auditor's File No. 843763.

12. Regulatory notice/agreement regarding {agreement_doc_regarding} that may include covenants, conditions and restrictions affecting the subject property, recorded on August 30, 2016 as Auditor's File No. Title Notification - Special Flood Hazard Area .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit AStatutory Warranty Deed
LPB 10-05

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