

When recorded return to:

Matthew Castro and Alison Castro  
12231 230th Street Southeast  
Woodinville, WA 98077

214456-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20253473  
Oct 22 2025  
Amount Paid \$10007.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Ivan Ivanov, a single person as his separate property**

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

in hand paid, conveys and warrants to **Matthew Castro and Alison Castro, 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.)

Tract 22, SP. No. 108-76 AFN 846420, Ptn. E ½, Sec 5-36N-R4 EWM

Tax Parcel Number(s): 360405-1-003-3909/P48919

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. 214456-LT.

Dated: October 17, 2025

(attached to Statutory Warranty Deed)

Ivan Ivanov  
Ivan Ivanov

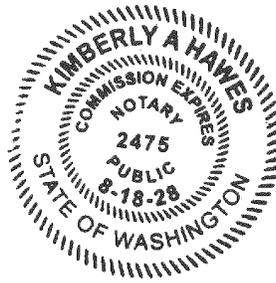
STATE OF WASHINGTON  
COUNTY OF Skagit

This record was acknowledged before me on this 20<sup>th</sup> day of Oct., 2025, by Ivan Ivanov.

[Signature]  
Signature

UPO  
Title

My commission expires: August 18, 2028



**Exhibit A**

Tract 22, Skagit County Short Plat No. 108-76, recorded in Volume 2 of Short Plats, pages 1 and 2, under Auditor's File No. 846420, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.