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202510300051

10/30/2025 01:15 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20253567
OCT 30 2025

Amount Paid \$ 5,405.00
By *KD* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

GRANTOR:	Wayne Arthur Sabo, an unmarried man.
GRANTEE:	Ellen Baglien, an unmarried woman.
Abbreviated Legals:	PARCEL C OF SURVEY RECORDED UNDER AUDITORS FILE NO. 200210280077 AND AF#200208050162, Skagit County, Washington.
Property ID:	P119482
XREF ID:	3816-015-005-0200

The GRANTOR, WAYNE ARTHUR SABO, an unmarried man of Seattle, Washington, for an in consideration of \$337,500 in hand paid, conveys and warrants to the ELLEN BAGLIEN, an unmarried woman, all his interest in the following described real estate, including any after acquired interest:

All of Lots 4 and 5, and those portions of Lot 3 and the West 8 feet of the vacated 2nd Street (Morrison Court), all in Block 15, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Lot 5;
Thence North 02°08'53" East along the West line of said Lots 3, 4, and 5, 70.00 feet;
Thence South 88°38'23" East, 128.33 feet;
Thence South 02°08'12" West 39.07;
Thence North 88°32'54" West, 8.00 feet to the Northeast corner of said Lot 5;
Thence South 02°08'12" West, along the East line of said Lot 5, 30.93 feet to its Southeast corner;
Thence North 88°38'23" West, along the South line of said Lot 5, 120.35 feet to the point of beginning.

(Also known as Tract "C" of Survey recorded under Auditor's File No. 200808050162 and revised under Auditor's File No. 200210280077).

Situate in the County of Skagit, State of Washington.

Subject to all covenants, easements, reservations and other matters of record, including but not limited to those exceptions contained in the Statutory Warranty Deed recorded on August 13, 2019, under Skagit County Auditor's file number 201908130017.

Dated this 28 day of October 2025.

Wayne Arthur Sabo
Wayne Arthur Sabo

STATE OF WASHINGTON)

COUNTY OF Snohomish)

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ss.

On this day personally appeared before me **Wayne Arthur Sabo**, acting in his individual capacity, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed and acting for the uses and purposes therein.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28 day of October 2025.

Cynthia A Lowenstein
Notary Signature

Cynthia A Lowenstein
Notary Print Name

Notary Public in and for the State of Washington.

Residing at 9727 Edmonds Way
Edmonds, Washington.

My appointment expires 04/09/2029.

