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10/30/2025 03:34 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253572

Oct 30 2025

Amount Paid \$8583.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Michael Joseph Brown and Jessica Michelle Brown
1212 S 3rd Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059976

CHICAGO
620059976

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Milton Kirshbaum, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Michael Joseph Brown and Jessica Michelle Brown, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN. NE 1/4, SEC. 30-34-4E, W.M.

Tax Parcel Number(s): P28921 / 340430-0-103-0006

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 10/27/2025

Christopher Milton Kirshbaum
Christopher Milton Kirshbaum

State of Washington
County of Snohomish

This record was acknowledged before me on 10/27/2025 by Christopher Milton Kirshbaum.

Colleen Blake
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/19/2027

COLLEEN T BLAKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210372
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28921 / 340430-0-103-0006

The South 60 feet of the North 190 feet of the West 133.5 feet of that portion of the Northeast Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, lying East of Third Street, as established by the City of Mount Vernon.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Mount Vernon.