

When recorded return to:

Zachary A. Kotlerman and Sarah Kotlerman
21266 Lafayette Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253738

Nov 14 2025

Amount Paid \$10274.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23449-TB

THE GRANTOR(S) **Norma C. Guitron, an unmarried person**

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

in hand paid, conveys, and warrants to **Zachary A. Kotlerman and Sarah Kotlerman, a married couple**

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

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of Tract A of Skagit County Short Plat No. 7-72, approved March 7, 1972, (being located in the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M.); and running thence North 89°51'07" East along the Easterly continuation of the South line of said Short Plat, a distance of 97 feet; thence North 0°13'18" West, and parallel with the East line of said Short Plat, a distance of 180 feet, more or, less to the South line of James McLennin Road; thence West along the South line of McLennin Road, a distance of 97 feet to the Northwest corner of Tract 1, Short Plat No. 50-74; thence South along the West line of Tract 1, and the continuation thereof, a distance of 180 feet, more or less, to the Southeast corner of Tract A, Skagit County Short Plat No. 7-72, and the point of beginning.

Abbreviated legal description: Property 1:
Section 27, Township 35 North, Range 4 East - SE SW

P109544, P121650

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

Order No.: 25-23449-TB

Page 1 of 3

Tax Parcel Number(s): P109564/350427-3-027-0100 & P121650/350427-3-027-0200

Dated:

11/13/25

Norma C. Guitron

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 13th day of November, 2025, by Norma C. Guitron.

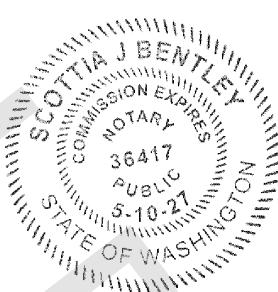
Norma C. Guitron
Signature

Title

Notary

My commission expires:

05/10/27



Order No.: 25-23449-TB

Statutory Warranty Deed
LPB 10-05

Page 2 of 3

EXHIBIT A

25-23449-TB

9. 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.: 50-74 recorded on October 7, 1974 as Auditor's File No. 808486.

10. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on May 21, 2004 under Auditor's File No. 200405210062.

11. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 29, 2006

Auditor's No.: 200608290096

Regarding: 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.

12. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 29, 2006

Auditor's No.: 200608290097

Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands

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.

End of Exhibit A

Statutory Warranty Deed
LFB 10-05

Order No.: 25-23449-TB

Page 3 of 3