

When recorded return to:
Shirley Britten
916 S 16th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253814

Nov 21 2025

Amount Paid \$7285.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620060169

Escrow No.: 620060169

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas C. Mathies and Janet L. Kihara, Co-Personal Representatives of The Estate of John T. Mathies, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Shirley Britten, an unmarried person and Amy Tovel, an unmarried person

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.)

Lots 11 and 12, Reynolds Addn. and Ptn. SW SE, 20-34-4E, W.M.

Tax Parcel Number(s): P54135 / 3754-000-012-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/29/2025

The Estate of John T. Mathies

BY: _____
Janet L Kihara
Personal Representative

BY: Thomas C. Mathies
Thomas C. Mathies
Personal Representative

State of _____

County of _____

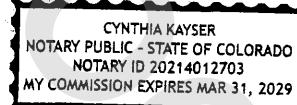
This record was acknowledged before me on _____ by Janet L Kihara as
Personal Representative of The Estate of John T. Mathies, deceased.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of Colorado
County of Larimer

This record was acknowledged before me on Oct 29, 2025 by Thomas C. Mathies
as Personal Representative of The Estate of John T. Mathies, deceased.

Cynthia L. Kayser
(Signature of notary public)
Notary Public in and for the State of Colorado
My appointment expires: 03/31/2029



STATUTORY WARRANTY DEED
(continued)

Dated: 10/29/2025

The Estate of John T. Mathies

BY: Janet L Kihara
Janet L Kihara
Personal Representative

BY: Thomas C. Mathies
Thomas C. Mathies
Personal Representative

State of _____

County of _____

This record was acknowledged before me on _____ by Janet L Kihara as
Personal Representative of The Estate of John T. Mathies, deceased.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____

County of _____

This record was acknowledged before me on _____ by Thomas C. Mathies
as Personal Representative of The Estate of John T. Mathies, deceased.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

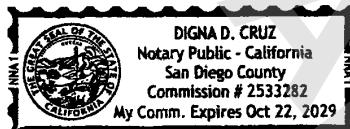
State of California

County of

On October 29, 2025 before me, Digna D. Cruz, Notary Public
Date Janet L. Kihara
personally appeared Janet L. Kihara

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Corporate Officer – Title(s): _____

Partner – Limited General

Partner – Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P54135 / 3754-000-012-0008

LOTS 11 AND 12, "REYNOLDS ADDITION", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS,
PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER, SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE
MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 400.25 FEET WEST AND 723 FEET NORTH OF THE SOUTHEAST
CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT
BEING THE SOUTHEAST CORNER OF TRACT 11, "REYNOLDS ADDITION", AS PER PLAT
RECORDED IN VOLUME 5 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY,
WASHINGTON;
THENCE NORTH 89°53'13" EAST, A DISTANCE OF 133.53 FEET, MORE OR LESS, TO THE WEST
LINE OF THE EAST 16 RODS OF THE SOUTH 50 RODS OF SAID SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER;
THENCE NORTH 1°14'33" WEST, A DISTANCE OF 109.54 FEET TO THE NORTH LINE OF SAID
SOUTH 50 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 89°53'11" WEST, A DISTANCE OF 133.54 FEET, MORE OR LESS, TO THE
NORTHEAST CORNER OF TRACT 12 OF SAID "REYNOLDS ADDITION",
THENCE SOUTH 01°15'08" EAST, A DISTANCE OF 109.31 FEET ALONG THE EAST LINE OF SAID
TRACTS 11 AND 12 TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 65.00 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Reynold's Addition:

Recording No: 342051

2. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: February 7, 2006
Recording No.: 200602070084

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 202406040024

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.