

AFTER RECORDING MAIL TO:

Andrew C. Smallman and Darlene P. Smallman
7325 Ronald Street
Falls Church, VA 22046

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253857
Nov 26 2025
Amount Paid \$22200.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders Use only

STATUTORY WARRANTY DEED

File No: 4221-4317266 (bf)

Grantor(s): **Carl Cornelius Epp and Jean Porter Epp, husband and wife**

Grantee(s): **Andrew C. Smallman and Darlene P. Smallman, a married couple**

Abbreviated Legal: **Ptn. Tracts K & M, First Additional Big Lake Water Front Tract**

Additional Legal on page: **1 and 2**

Assessor's Tax Parcel No(s): **P62143/3863-000-128-0007**

GNW 25-22973

THE GRANTOR(S) Carl Cornelius Epp and Jean Porter Epp, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Andrew C. Smallman and Darlene P. Smallman, a married couple**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

PARCEL A:

That portion of Tracts K and M, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying West of West Big Lake Boulevard, as conveyed to Skagit county by deed recorded under Auditor's File No. 618302,

EXCEPT portions conveyed to Skagit County for road purposes by instrument recorded March 2, 1955, and February 3, 1962, under Auditor's File Nos. 513926 and 618302, records of Skagit County, Washington.

ALSO EXCEPT any portion lying west of boundary line established by Stipulated Judgment filed January 8, 2008, under Skagit County Cause No. 06-2-02298-2, and as delineated on survey recorded May 11, 1998, under Auditor's File No. 9805110151.

Situate in the County of Skagit, State of Washington.

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0007

Statutory Warranty Deed
- continued

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PARCEL B:

A 60 foot easement for ingress, egress and utilities as contained in that certain declaration of easement, recorded under Auditor's File No. 8302280002, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject To: 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.

Dated: 11/21/25

Carl Cornelius Epp
Carl Cornelius Epp

Jean Porter Epp
Jean Porter Epp

STATE OF Washington *Texas*
COUNTY OF Skagit *Mount*

This record was acknowledged before me on 11 Nov 2025 by **Carl Cornelius Epp and Jean Porter Epp.**

