

When recorded return to:
Brandon Alward
105 N 30th St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253882

Dec 02 2025

Amount Paid \$9918.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:

Fidelity National Title

COMPANY OF WASHINGTON, INC.

2910 Colby Ave., Suite 100
Everett, WA 98201-4075

Chicago Title
620059975

Escrow No.: 611359275

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon R. Ericson and Brittany R. Ericson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Brandon Alward, an unmarried person and Shannon Biehle, an
unmarried person

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

LOT 21, PLAT OF SKAGIT ORCHARDS, ACCORDING TO THE PLAT THEREOF RECORDED
UNDER AUDITOR'S
FILE NO. 200109240161, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P118363 / 4781-000-021-0000,

Subject to:

1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

STATUTORY WARRANTY DEED
(continued)

Dated: 11/25/2025

Brandon R. Ericson
Brandon R. Ericson
Brittany R. Ericson
Brittany R. Ericson

State of WA
County of Seattle
This record was acknowledged before me on 11/25/2025 by Brandon R. Ericson and Brittany R. Ericson.

Stephanie Bean
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 04/07/2029

