

When recorded return to:

Haley R. Toscano and Nicolas R. Toscano
8205 Birdsvew Meadows Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253990
Dec 12 2025
Amount Paid \$6565.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Winbourn, as his separate estate, 311 Majesty Court, Greenville, SC 29615,

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

in hand paid, conveys, and warrants to Haley R. Toscano and Nicolas R. Toscano, wife and husband

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

Lot 3, "Riemland Short Plat", approved November 21, 2006, under Skagit County Auditor's File No. 200611210176; being a portion of Lots 1 and 2, Block 13, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

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 "B" attached hereto

Tax Parcel Number(s): P125258/41285-013-002-0400

Dated: 11/25/25Jason Winbourn
Jason WinbournSTATE OF South Carolina
COUNTY OF GreenvilleThis record was acknowledged before me on November 25, 2025, by Jason Winbourn.Barbara Faassen de Heer
SignatureNotary Public for South Carolina
TitleMy commission expires: November 9, 2031**BARBARA FAASSEN DE HEER**
Notary Public - State of South Carolina
My Commission Expires November 9, 2031

EXHIBIT B

25-24817-KM

9. Regulatory notice/agreement regarding Ordinance No. 936 (RE: Utility Easements) that may include covenants, conditions and restrictions affecting the subject property, recorded on March 10, 2006 as Auditor's File No. 200603100136 .

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. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

10. 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 RIEMLAND SHORT PLAT NO. 50-106 recorded on November 21, 2006 as Auditor's File No. 200611210176.

11. Municipal assessments, if any, levied by the City of LaConner.

14. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

Statutory Warranty Deed
LPB 10-05

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