

202512160020

12/16/2025 10:10 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Mark Lunz and Cheryl Lunz
14352 Lunz Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254016

Dec 16 2025

Amount Paid \$4325.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620060578
Escrow No.: 245475542

Chicago Title
245475542

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy Ann Elvebak, Trustee of The Dorothy E. Elvebak Irrevocable TrustU/T/D
April 3, 2003

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 Mark Lunz and Cheryl Lunz, a married couple

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.)

LTS 1 THROUGH 7 AND LTS 10 THROUGH 14, BLK 50; AND LTS 1 THROUGH 14, BLK 51,
MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON, AKA PARCEL A, SURVEY, REC NO.
201408280027

Tax Parcel Number(s): P73045, 4101-050-007-0016

Subject To:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12-5-2025

Dorothy E. Elvebak Irrevocable Trust

BY: [Signature]
Nancy A. Elvebak, Trustee

State of WA.

County of Whatcom

This record was acknowledged before me on 12/5/25 by Nancy Ann Elvebak as Trustee of The Dorothy E. Elvebak Irrevocable Trust.

[Signature]

(Signature of Notary public)

Notary Public in and for the State of WA.

My appointment expires: 8/31/27

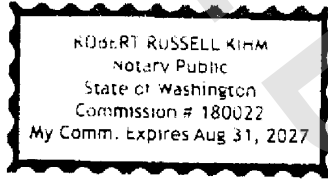


EXHIBIT "A"
Legal Description

LOTS 1 THROUGH 7, INCLUSIVE, AND LOTS 10 THROUGH 14, INCLUSIVE, BLOCK 50; AND LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 51, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF ABUTTING VACATED LEXINGTON AVENUE, FAIRVIEW AVENUE, 8TH STREET AND GARLYLE AVENUE WHICH ATTACHED BY OPERATION OF LAW;

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A CASED STONE MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.;

THENCE SOUTH 00°17'11" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 35.08 FEET TO A REBAR WITH PLASTIC CAP NO. 37550;

THENCE NORTH 89°45'05" EAST, ALONG THE SOUTH LINE OF SOUTH CAMPBELL LAKE ROAD, 408.58 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°14'55" EAST, 220.00 FEET TO A REBAR WITH PLASTIC CAP NO. 37550;

THENCE SOUTH 89°45'05" WEST, 82.50 FEET TO A REBAR WITH PLASTIC CAP NO. 37550, AT THE CENTERLINE OF VACATED FAIRVIEW AVENUE;

THENCE SOUTH 00°14'55" EAST, 170.00 FEET TO A REBAR WITH PLASTIC CAP NO. 37550, AT THE INTERSECTION OF VACATED FAIRVIEW AVENUE AND VACATED 8TH STREET.

(ALSO KNOWN AS PARCEL A, OF RECORD OF SURVEY RECORDED AUGUST 28, 2014, UNDER SKAGIT COUNTY RECORDING NO. 201408280027, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

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 Fidalgo City Skagit Co Washington, recorded in Volume 2 of Plats, Page 113:

2. 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: 201408280027

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

Recording No.: 201410020048

Recording No.: 201412120043