

When recorded return to:

Morgan Lewys Elton and Linzi Ann Bowman
1307 26th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254044

Dec 17 2025

Amount Paid \$10843.60
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620059994

Escrow No.: 620059994

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bart X. Pestarino, Trustee of the Bart X. Pestarino Revocable Living Trust, dated April 11, 2018, who acquired title as Bart X. Pestarino, Trustee of the Bart X. Pestarino Revocable Living Trust, Established April 11, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Morgan Lewys Elton and Linzi Ann Bowman, 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.)

LT 17, REPLAT OF LTS 25-48, VIEW ACRES ADDN TO ANACORTES

Tax Parcel Number(s): P60557 / 3836-000-017-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

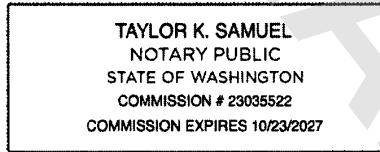
Dated: 12/16/2025

The Bart X. Pestarino Revocable Living Trust, dated April 11, 2018

BY: Bart X. Pestarino
Bart X. Pestarino
Trustee

State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology
on 12/16/2025 by Bart X. Pestarino



Taylor K. Samuel
Notary Public
My commission expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60557 / 3836-000-017-0005

LOT 17, REPLAT OF LOTS 25 THROUGH 48, VIEW ACRES ADDITION TO ANACORTES, WASH., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 7, 1955
Recording No.: 515877

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 Replat of Lots 25-48, View Acres Addition to Anacortes, Wash., recorded in Volume 7 of Plats, Page 85:

Recording No: 565615

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: 200604270001

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 City of Anacortes.
6. City, county or local improvement district assessments, if any.