

**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  
TrusteeState 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  
STATE OF WASHINGTON  
COMMISSION # 23035522  
COMMISSION EXPIRES 10/23/2027

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**

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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.