

202601050026

01/05/2026 11:50 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Edward Filips and Julie Filips
12816 Northeast 109th Place
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260012

Jan 05 2026

Amount Paid \$2405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60028970-352

THE GRANTOR(S)

Laura L. Schell, Sole Trustee of The Schell Family Trust dated February 8, 2007

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Edward Filips and Julie Filips, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: 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.

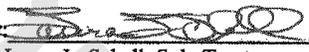
Abbreviated Legal: (Required if full legal not inserted above.)

Unit 7, TD Dock, Skyline No. 23, a Marine Condo

Tax Parcel Number(s): 4561-004-007-0006/P100223

Dated: 12/30/2025

The Schell Family Trust dated February 8, 2007

By: 
Laura L. Schell, Sole Trustee

STATE OF _____
COUNTY OF _____

This record was acknowledged before me on this _____ day of _____, 20____, by Laura L. Schell, Sole Trustee of The Schell Family Trust dated February 8, 2007.

Signature _____

Title _____

My commission expires: _____


**SEE ATTACHED
ACKNOWLEDGEMENT**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kern)

On DECEMBER 30, 2025 before me, Patricia A. Phelps, Notary Public
(insert name and title of the officer)

personally appeared LAURA WISHELL
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Patricia Phelps* (Seal)



ATTACHED TO: Statutory Warranty Deed
DATED: 12/30/2025

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2011 Skyline Way, TD 7, Anacortes, WA 98221
Tax Parcel Number(s): 4561-004-007-0006/P100223

Property Description:

Unit 7, TD Dock, Skyline No. 23, a Marine Condominium, according to the Third Amended Declaration thereof, recorded June 25, 1999, under Auditor's File No. 9906250084, records of Skagit County, Washington; Amended Survey Map and Plans thereof, recorded in Volume 15 of Plats, Pages 78, 79 and 80, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.