

When recorded return to:

Skagit County, a political subdivision of the State of Washington
1730 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260118

Jan 13 2026

Amount Paid \$10.00
Skagit County Treasurer
By Cain Cress Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-25147-TB

THE GRANTOR(S) **Ellen Rak and William Dunlap, a married couple**

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

in hand paid, conveys, and warrants to **Skagit County, a political subdivision of the State of Washington**

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

That portion of the Southeast Quarter of the Northwest Quarter and of the Northeast Quarter of the Southwest Quarter of Section 23, Township 34 North, Range 4 East of the Willamette Meridian, lying South of the Mount Vernon-Big Lake County Road;

EXCEPT the East 440 feet thereof, as measured by a line drawn parallel to and 440 feet West of the East line of said subdivision.

Situated in Skagit County, Washington

Abbreviated legal description: Property I:
Section 23, Township 34 North, Range 4 East - SE NW & NE SW

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 "A" attached hereto

Tax Parcel Number(s): P27663/340423-2-009-0006 & P27643/340423-0-038-0005

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25147-TB

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Dated: Jan 13, 2026

Ellen Rak
Ellen Rak

William W Dunlap
William Dunlap

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 13th day of January, 2026, by Ellen Rak and William Dunlap.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

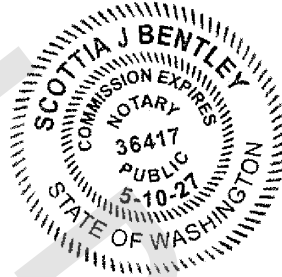


EXHIBIT A

25-25147-TB

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Telephone Co.
Purpose: Poles, wires, cross arms and fixtures
Recording Date: May 10, 1928
Recording No.: 213104
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Walter Henry Quade Jr. and Velda Dayle Quade
Purpose: Ingress, egress and utilities
Recording Date: December 21, 1983
Recording No.: 8312210014
11. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on October 6, 2021 as Auditor's File No. 202110060058 .

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.

End of Exhibit A