202601280042
01/28/2026 09:35 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Richard Edward Neal, III and Mackenzie Elizabeth Neal
3915 L Ave
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260221
Jan 28 2026
Amount Paid $7365.00
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

Escrow No.: 245475988

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gaelan F. Sylvia and Claire M. Sylvia and Donald A. Magness and Mary Magness, a married couple

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 Richard Edward Neal, III and Mackenzie Elizabeth Neal, a married couple

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

LOT 32 AND 33, BLOCK 2, "BROWNRIGS SECOND ADDITION TO THE CITY OF ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Subject To:

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

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

Tax Parcel Number(s): P57032, 3779-002-033-0018

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STATUTORY WARRANTY DEED
(continued)

Dated: January 15, 2026

Gaelan F. Sylvia

Claire M. Sylvia

Donald A. Magness

Mary Magness

State of WA
County of Skagit
This record was acknowledged before me on 01/15/2026 by Gaelan F. Sylvia and Claire M. Sylvia.

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 07-28-2027

KRYSTAN STEVENS
COMMISSION EXPIRES
NOTARY
201738
PUBLIC
7-28-27
STATE OF WASHINGTON

State of WA
County of Skagit
This record was acknowledged before me on 01/15/2026 by Donald A. Magness and Mary Magness.

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 07-28-2027

KRYSTAN STEVENS
COMMISSION EXPIRES
NOTARY
201738
PUBLIC
7-28-27
STATE OF WASHINGTON

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Legal Description

LOT 32 AND 33, BLOCK 2, "BROWNRIGS SECOND ADDITION TO THE CITY OF ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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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 Survey:

Recording No: 200206260018

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.