

When recorded return to:

Chun-sheng Wang and Ning Li
4908 Dover Street
Everett, WA 98203

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260322
Feb 06 2026
Amount Paid \$9437.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60030047-351

THE GRANTOR(S)
Matthew Shelley Mearns and Jaclyn Marie Reynolds, a married couple

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

in hand paid, conveys and warrants to
Chun-sheng Wang and Ning Li, 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.)

Tract 26, Patchens First Addition to Mount Vernon

Tax Parcel Number(s): 3751-000-026-0005/P54094

Dated: 2/5/2026

[Signature]
Matthew Shelley Mearns

[Signature]
Jaclyn Marie Reynolds

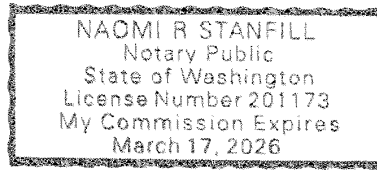
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 5th day of February, 2026 by Matthew Shelley Mearns and Jaclyn Marie Reynolds.

[Signature]
Signature

Notary
Title

My commission expires: 03-17-26



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1523 South 15th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): 3751-000-026-0005/P54094

Property Description:

Tract 26, Patchens First Addition to Mount Vernon, as per plat recorded in Volume 6 of Plats, page 1, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.