

When recorded return to:

Brandon Taylor and Shiree Taylor
18968 Sulfur Springs Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260328

Feb 06 2026

Amount Paid \$10096.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-25376-TB

THE GRANTOR(S) **Lars John Kaldestad, a single man**

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

in hand paid, conveys, and warrants to **Brandon Taylor and Shiree Taylor, husband and wife**

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

Lot 8, EXCEPT the Northeasterly 25 feet thereof, and all of Lots 9, 10 and 11, Block 21, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the Southeasterly half of Grant Street, as platted, immediately adjacent to Lots 9 and 10 lying between the Northeasterly line of Lot 9 extended Northwesterly and the center line of Washington Street, together with that portion thereof adjacent to the alley, all in Block 21 "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the Northeasterly half of Washington Street, as platted, immediately adjacent to Lot 10 and 11 lying between the Southeasterly line of Lot 11 extended Southwesterly and the center line of Grant Street, Block 21, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the alleyway, as platted, between Lots 9 and 10 and between Lots 8 and 11, Block 21, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Ptn. Lots 8-11, Block 21, TOWN OF MONTBORNE

Parcel: P74617

Statutory Warranty Deed
LPB 10-05

Order No.: 26-25376-TB

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

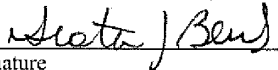
Tax Parcel Number(s): P74617/4135-021-011-0003

Dated: 2/5/26


Lars John Kaldestad

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 5th day of February, 2026, by Lars John Kaldestad.


Signature

Notary
Title

My commission expires: 05/10/27

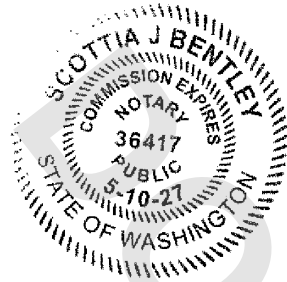


EXHIBIT A

26-25376-TB

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:
Plat of the Town of Montborne
Recorded:
May 24, 1890
Auditor's No.:
Volume 2 of Plats, page 80

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Edward and Gail Wardell
Dated: December 13, 2007
Recorded: December 31, 2007
Auditor's No.: 200712310191
Regarding: Pay Back Agreement

RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Skagit County
Recorded: October 16, 2007
Auditor's No.: 200710160094

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: December 24, 2014
Auditor's No.: 201412240001

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 February 9, 2022 as Auditor's File No. 202202090071 .

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

Statutory Warranty Deed
LPB 10-05

Order No.: 26-25376-TB

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