

After recording, please return to:  
FIRUZ & JEFFREY PLLC  
Attorneys at Law  
1700 7<sup>th</sup> Avenue, Suite 2100  
Seattle, WA 98101

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20260341  
Date 02/09/2026

**STATUTORY WARRANTY DEED**

**Grantors:** EDWARD FILIPS and JULIE FILIPS, a married couple

**Grantees:** EDWARD LOUIS FILIPS and JULIE ANNE FILIPS, Trustees of the  
FILIPS FAMILY TRUST u/d January 7, 2026

**Assessor's Property Tax Parcel No.:** P100223-45610040070006

**Abbreviated Legal Description:** Skyline No 23, Lot 7, Td Dock

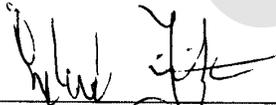
**Complete Legal Description:** See attached.

**Reference Nos. of Documents Released or Assigned:** None

The Grantors, EDWARD FILIPS and JULIE FILIPS, a married couple, for and in consideration of transfer to a revocable trust, hereby convey and warrant to the Grantees, EDWARD LOUIS FILIPS and JULIE ANNE FILIPS, Trustees of the FILIPS FAMILY TRUST u/d January 7, 2026, all of the Grantors' interest in the following real property located in the County of Skagit, State of Washington, commonly known as 2011 Skyline Way, TD 7, Anacortes, WA 98221, and further described as follows:

See attached Exhibit A.

DATED: 1/21/2026

  
\_\_\_\_\_  
EDWARD FILIPS

  
\_\_\_\_\_  
JULIE FILIPS

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 RIVERSIDE ) ss.

On Jan. 21<sup>st</sup>, 2026 before me Beatrice P. Levy, Notary Public, personally appeared **EDWARD FILIPS AND JULIE FILIPS** who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument the persons or the entity upon behalf of which the persons 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.

(seal)

Signature: \_\_\_\_\_



**EXHIBIT A**

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

APN: P100223/45610040070006

Commonly known as: 2011 Skyline Way, TD 7, Anacortes, WA 98221