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02/12/2026 01:24 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

When recorded return to:

Joshua D. Van Donge and Nela Van Donge  
14076 Rosario Road  
Anacortes, WA 98221

400078-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260386  
Feb 12 2026  
Amount Paid \$13567.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Suzanne R. Alphin, Trustee of the Harry J. Alphin Family Trust dated June 12, 1991**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Joshua D. Van Donge and Nela Van Donge, a married couple**

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

**For Full Legal See Attached "Exhibit A"**

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

Lot 27, Rock Ridge Survey AFN 9812030124 in Blk 1123, Northern Pacific Addn. to Anacortes

Tax Parcel Number(s): 3809-323-027-0100/P114154

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 400078-LT.

Dated: Feb 11, 2026

(attached to Statutory Warranty Deed)

Harry J. Alphin Family Trust dated June 12, 1991

By: Suzanne R. Alphin  
Suzanne R. Alphin, Trustee

STATE OF California

COUNTY OF Placer

This record was acknowledged before me on this 11 day of Feb, 2026, by Suzanne R. Alphin, Trustee of Harry J. Alphin Family Trust dated June 12, 1991.

Cheri Charles  
Signature

Notary Public  
Title

My commission expires: 10/30/2029



**Exhibit A**

Lot 27 of Survey recorded December 3, 1998 in Volume 21 of Survey, pages 85 through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington, being a portion of the West 5 feet of Lot 15, all of Lots 16 and 17, and the East 20 feet of Lot 18, Block 1123, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.