

02/17/2026 03:20 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor
202602170143

When recorded return to:
Guardian Northwest Title & Escrow Company
3202 Commercial Avenue
Anacortes, WA 98221
(360) 293-5423

*Doc # 2021-368
amt paid \$ 376500
1-27-21*
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Fulfillment
FEB 17 2026
Amount Paid \$
Skagit Co. Treasurer
By *LT* Deputy

**STATUTORY WARRANTY DEED
(Fulfillment)**

THE GRANTOR(S)
Barbara J. Brand and Jay C. Brand, wife and husband
772 East Troxell Road, Oak Harbor, WA 98277

for and in consideration of
Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to

Jimmie R. Baker III and Jacqueline E. Baker, 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.

Abbreviated legal description:
Lots 15-17, Block 3, HENSLER'S SECOND ADDITION TO ANACORTES

Tax Parcel Number(s): P57418/3795-003-017-0008

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated
January 10th, 2021 and conditioned for the conveyance of the above described property, and the covenants of
warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the
purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or
becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on January 27th, 2021, affidavit no. 2021-368 .

Dated: 02/13/2026

Jay C. Brand
Jay C. Brand

Barbara J. Brand
Barbara J. Brand

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jay C. Brand and Barbara J. Brand are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13th day of February, 2026

[Signature]
Signature

Notary
Title

My appointment expires: Jan 7, 2027

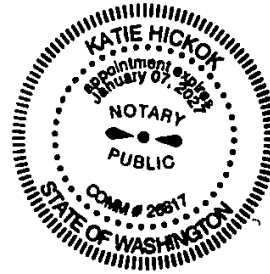


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2032 M Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P57418/3795-003-017-0008

Property Description:

Lots 15 through 17, Block 3, "HENSLEY'S SECOND ADDITION TO ANACORTES", as per plat recorded in Volume 3 of Plats, page 55, records of Skagit County, Washington.