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02/17/2026 03:33 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Austin Boardman and Grace Wright
2209 25th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260416
Feb 17 2026
Amount Paid \$9384.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60028746-352

THE GRANTOR(S)
Kathryn L. Werring, Personal Representative of the Estate of Robert D. Scott

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

in hand paid, conveys and warrants to
Austin Boardman and Grace Wright, 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.)

Lot 10, Survey AF #9612230056 (Ptn Blk 217, Anacortes)

Tax Parcel Number(s): 3772-217-005-0000/P110134

Dated: 2/13/2026

Estate of Robert D. Scott

By: K.L. Werring
Kathryn L. Werring, Personal Representative

STATE OF WASHINGTON

COUNTY OF Sikagit

This record was acknowledged before me on this 13 day of February, 2026, by Kathryn L. Werring, Personal Representative of Estate of Robert D. Scott.

Brianna Maldonado
Signature

Notary Public
Title

My commission expires: Aug 30 2026

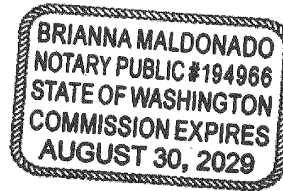


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2209 25th Street, Anacortes, WA 98221
Tax Parcel Number(s): 3772-217-005-0000/P110134

Property Description:

The West 1/2 of Lot 3, all of Lots 4 and 5, Block 217, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington; (also known as Parcel 10, Survey recorded under Auditor's File No. 9612230056 and known as Cypress Ridge).

Situate in the County of Skagit, State of Washington.