

When recorded return to:

Anthony J. Sanchez
600 North Reed Street, #11
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260538
Feb 26 2026
Amount Paid \$2885.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60030315-351

THE GRANTOR(S)
Sharon Bumgarner, Personal Representative of The Estate of Michael P. Flagg

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

in hand paid, conveys and warrants to
Anthony J. Sanchez, an unmarried person

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 9, Jochim First Addition

Tax Parcel Number(s): 3933-000-009-0015/P66228

Dated: 02/25/2026

The Estate of Michael P. Flagg

By: Sharon Bumgarner
Sharon Bumgarner, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 25th day of February, 2026 by Sharon Bumgarner, Personal Representative of The Estate of Michael P. Flagg.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-26

NAOMI R STANFILL
Notary Public
State of Washington
License Number 201173
My Commission Expires
March 17, 2026

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 15408 Bonney Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): 3933-000-009-0015/P66228

Property Description:

Lot 9, Jochim First Addition, as per plat recorded in Volume 7 of Plats, page 86, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.