

When recorded return to:

Han Nguyen
19826 Hill Court, B
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260561
Feb 27 2026
Amount Paid \$6565.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60031593-351

THE GRANTOR(S)
Paul S. Parker and Vanessa Y. Parker, a married couple

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

in hand paid, conveys and warrants to
Han Nguyen, a legally separated person as his separate property

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.)

Lots 12 & 13, Ptn of Lot 11, Blk 94, Amended Plat of Burlington

Tax Parcel Number(s): 4076-094-013-0108/P71918

Dated: 02/25/26

Paul S. Parker
Paul S. Parker

Vanessa Y. Parker
Vanessa Y. Parker

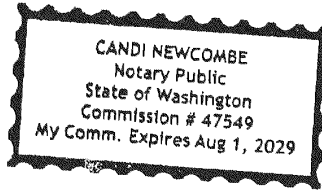
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 25 day of February, 2026, by Paul S. Parker and Vanessa Y. Parker.

Candi Newcombe
Signature

Notary Public
Title

My commission expires: 8/1/29



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 280 North Burlington Boulevard, Burlington, WA 98233
Tax Parcel Number(s): 4076-094-013-0108/P71918

Property Description:

Lots 12 and 13, Block 94, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH the West 2.5 feet of the North 44 feet of Lot 11, Block 94, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.