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03/02/2026 11:25 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Oracle Realty LLC
1910 22nd St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260590
Mar 02 2026
Amount Paid \$6485.00
Skagit County Treasurer
By Lena Thompson Deputy

File No.: 2839300

Filed for Record at Request of: *Stewart Title Company*

Land Title Order 60030891-356 LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Ruth Peterson who also appears of record as Ruth H Peterson, an unmarried person as her separate property** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Oracle Realty LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington:

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: Ptn Lot 23, Island View Park

Tax Parcel Number(s): P57547 / 3798-000-023-0003

Dated: February 27, 2026

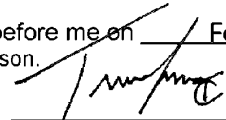
Ruth H Peterson, by Peri Steffenhagen, as attorney in fact

Date: 2/27/2026
Ruth H Peterson, by Peri Steffenhagen, as attorney
in fact

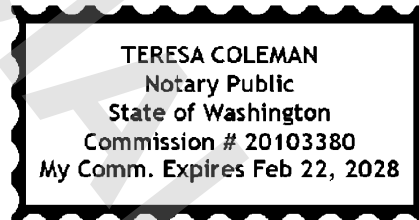
State of Washington W
County of ~~King~~ Pierce

This record was acknowledged before me on February 27, 2026 by Peri Steffenhagen,
as Attorney in Fact for Ruth H Peterson.

(Stamp)



Printed Name: Teresa Coleman
Notary Public
My commission expires: 2/22/2028



Completed via Remote Online Notarization using 2 way Audio/Video technology.

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

The West 60 feet of Lot 22, and the East 20 feet of Lot 23, "THE PLAT OF ISLAND VIEW PARK, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.