

When recorded return to:

Mustapha Jobarteh and Isatou Jallow
8318 8th Place Southeast
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260609

Mar 03 2026

Amount Paid \$10630.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-25462-TB

THE GRANTOR(S) **Sharon I. Hayes, an unmarried woman**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Mustapha Jobarteh and Isatou Jallow, a married couple**

the following described real estate, situated in the County Skagit, State of Washington:

Tracts 4 and 5, "JOHNSON'S SECOND ADDITION, MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington.

EXCEPT the East 85.07 feet of Tract 5.

Situate in the County of Skagit, State of Washington

Abbreviated legal description: Property 1:
Tract 4 & Ptn. Tract 5, Johnson's Second Addn. Mt. Vernon.

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 as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P53316/ 3733-000-005-0003

Statutory Warranty Deed
LPB 10-05

Order No.: 26-25462-TB

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EXHIBIT A

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12. Reservations, provisions and/or exceptions contained in instrument, recorded September 20, 1957 as Auditor's File No. 556330.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Johnson's Second Addition recorded as Auditor's File No. 560352.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

14. Reservations, provisions and/or exceptions contained in instrument, recorded May 19, 1958 as Auditor's File No. 565419.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

End of Exhibit A

Dated: 2-25-26

Sharon I. Hayes
Sharon I. Hayes

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 25th day of March, 2026, by Sharon I. Hayes.

Scott Bentley
Signature

Notary
Title

My commission expires: 05/10/27

