

When recorded return to:

Brent L. Dixon and Elizabeth M. Dixon  
4317 Fir Crest Court  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260649

Mar 06 2026

Amount Paid \$187.40  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 26-25584

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William Ray Baker, Executor of the Estate of Marilyn Kay Van Delinder, 1020 Bennett Street, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Brent L. Dixon and Elizabeth M. Dixon, a married couple

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

Parcel A:

Lots 4 to 6 inclusive, Block 18, North Anacortes Addition, as per plat thereof in the records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Parcel B:

Lots 9 and 10, and Lots 18 and 29, Block 23 North Anacortes Addition, as per plat thereof in the records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

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 "B" attached hereto

Tax Parcel Number(s): P60791/3843-018-006-0001 AND P60801/3843-023-029-0004

Dated: 3-5-2026

the Estate of Marilyn Kay Van Delinder

By: William Ray Baker  
William Ray Baker, Executor

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 5 day of March, 2026, by William Ray Baker, Executor of the Estate of Marilyn Kay Van Delinder.

[Signature]  
Signature

Notary  
Title

My commission expires: 6/19/29



**EXHIBIT B**

26-25584-KM

12. 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 City of North Anacortes in Volume 3 of plats, page 23.

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".

13. Easement, affecting a portion of subject property for the purpose of ingress, egress, roadway and utilities including terms and provisions thereof granted to various parties recorded on August 21, 1991 as Auditor's File No. [9108210055].

14. 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 PTN NW1/4 7-35-2 Guemes Island recorded on July 24, 2007 as Auditor's File No. [200707240083].

15. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.

Affects: Lots 4 to 6 inclusive, Block 18 & Lots 9 and 10, Block 23