

When recorded return to:
Ton T Du and Tham N Nguyen
1600 E College Way
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620061538

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260887

Mar 30 2026

Amount Paid \$18195.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Chicago Title
620061538

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Top and Rebecca Top, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Ton T Du and Tham N Nguyen, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LT 7 & PTN LT 8, BLK 28, PLAT OF THE TOWN OF MONTBORNE

Tax Parcel Number(s): P134298 / 4135-028-007-0100

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 3/25/2026

[Signature]
Joshua Top

[Signature]
Rebecca Top

State of Washington

County of Skagit

This record was acknowledged before me on March 25, 2026 by Joshua Top and Rebecca Top.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

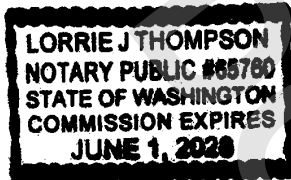


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134298 / 4135-028-007-0100

LOTS 7 AND 8, BLOCK 28, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOL. 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 2.48 FEET OF SAID LOT 8.

TOGETHER WITH THAT ADJOINING SOUTHWESTERLY HALF OF THE VACATED RIGHT-OF-WAY OF WASHINGTON STREET AND THE NORTHEASTERLY HALF OF THE VACATED BLOCK 28 ALLEY, ADJACENT THERETO, AS CONVEYED BY QUIT CLAIM DEED RECORDED MARCH 7, 2008, UNDER AUDITOR'S FILE NO. 200803070054.

TOGETHER WITH AN EASEMENT AS RECORDED ON JUNE 3, 2008, UNDER AUDITOR'S FILE NO. 200806030040.

ALSO, EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY FOR LOGGING RAILROAD OVER AND ACROSS SAID BLOCK 28, AS CONVEYED TO NELSON-NEAL LUMBER COMPANY BY DEED DATED MARCH 28, 1936 AND RECORDED APRIL 7, 1936 IN VOLUME 169 OF DEEDS, PAGE 243, UNDER AUDITOR'S FILE NO. 277827, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of the Town of Montborne:

Recording No: Volume 2, Page 80

2. Lot Certification and the terms and conditions thereof:

Recording Date: November 10, 1998
Recording No.: 9811100063

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200710290098

4. Sewer Facility and the terms and conditions thereof:

Recording Date: December 31, 2007
Recording No.: 200712310192

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Sewer
Recording Date: December 31, 2007
Recording No.: 200712310195
Affects: As described

6. Pay-Back Agreement and the terms and conditions thereof:

Recording Date: December 31, 2007
Recording No.: 200712310191

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"Exceptions
(continued)

Purpose: ingress and egress, Utilities
Recording Date: June 3, 2008
Recording No.: 200806030040
Affects: As described

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment:

Recording No: 201807110024

9. Lot Certification and the terms and conditions thereof:

Recording Date: August 29, 2018
Recording No.: 201808290077
Recording No.: 201808290078

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Electric transmission and/or distribution line
Recording Date: November 21, 2018
Recording No.: 201811210076
Affects: Portion of said premises

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy
Purpose: Utility
Recording Date: July 22, 2022
Recording No.: 202207220032
Affects: Portion of said premises

12. Notice and the terms and conditions thereof:

Recording Date: August 2, 2022
Recording No.: 202208020043

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Exceptions
(continued)

14. City, county or local improvement district assessments, if any.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.