

202603310053

03/31/2026 01:06 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Keith A. Turley and Patricia L. Turley
23090 Buchanan Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260915
Mar 31 2026
Amount Paid \$16860.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60031139-351

THE GRANTOR(S)
Judith Hannigan, an unmarried person

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

in hand paid, conveys and warrants to
Keith A. Turley and Patricia L. Turley, a married couple

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.)

Lot 14, Blk 4, Bingham Acreage

Tax Parcel Number(s): 3864-004-014-0005/P62209

Dated: March 27, 2026

Judith M Hannigan
Judith Hannigan

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 27th day of March, 2026 by Judith Hannigan.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-30

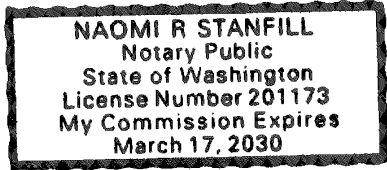


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 23090 Buchanan Street, Mount Vernon, WA 98273

Tax Parcel Number(s): 3864-004-014-0005/P62209

Property Description:

Parcel "A":

Lot 14, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH the North 20 feet of the vacated road adjacent to Lot 14, Block 4, as vacated by instrument recorded November 15, 2001, under Auditor's File No. 200111150009, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel "B":

A non-exclusive easement for ingress and egress over, under and across the following described property:

The East 15 feet of Lot 3 and the West 15 feet of Lot 4; the North 20 feet of the West 15 feet of Lot 13, all in Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under, across and through the West 46 feet of the East 61 feet of the South 15 feet of Lot 3, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

Situate in the County of Skagit, State of Washington.