

When recorded return to:

Michael R. Duffy and Debra A. Duffy
9458 Charity Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261043

Apr 10 2026

Amount Paid \$165.00

Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-25732

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wesley W. Wood and Stefanie Wood, a married couple, 9487 Charity Lane, Bow, WA 98232,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Michael R. Duffy and Debra A. Duffy, a married couple

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

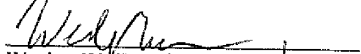
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot "E", Short Plat No 12-71, approved October 14, 1971

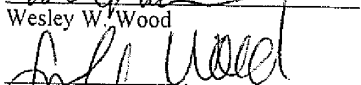
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey

Tax Parcel Number(s): P68670

Dated: April 8, 2026



Wesley W. Wood



Stefanie Wood

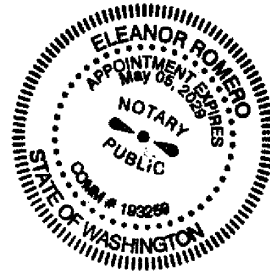
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 8th day of April, 2026, by Wesley W. Wood and Stefanie Wood.

Eleanor Romero
Signature

Notary
Title

My commission expires: May 5, 2029



UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Tax Parcel Number(s): P68670

Property Description:

An undivided 1/4 interest in the West 1/2 of the East 1/2 of the South 1/2 of Lot 14, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, SKAGIT CO., WASHINGTON, AS PER PLAT RECORDED IN Volume 3 of Plats, Page 69, records of Skagit County, State of Washington" as per plat recorded in Volume 3 of Plats, Page 69, records of Skagit County, Washington, EXCEPT the South 300 feet thereof; TOGETHER WITH an undivided 1/4 interest in the West 60.00 feet of the East 202.88 feet of the South 300.00 feet of said West 1/2 of the East 1/2 of the South 1/2 of the South 300 feet of said West 1/2 of the East 1/2 of the South 1/2 of said Lot 14.

All of the above being known as Tract "E" of unrecorded Skagit County Short Plat No. 1271 approved October 14, 1971.

SUBJECT TO MATTERS OF RECORD.

The Grantors reserve for the benefit of Tract "A" of Short Plat No. 12-71 a non-exclusive Easement for ingress, egress and utilities over, across and under the South 300 feet of said Tract "E"

The Grantees will now own an undivided 3/4 interest in said Tract "E"