

When recorded return to:

Daniel McLean and Lindsay Newlon  
3903 Rockridge Parkway  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20261077  
Apr 13 2026  
Amount Paid \$5373.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Land Title and Escrow (B)  
Reference: 60034141-352

**THE GRANTOR(S)**

Nancy L. Galindo, Trustee of The Nancy L. Galindo Trust dated March 13, 2019, and Madonna Treadway and Bob Treadway, Trustees of Treadway & Associates, Inc. 401(k) Profit Sharing Plan

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

in hand paid, conveys and warrants to  
Daniel McLean and Lindsay Newlon, 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 5, Rock Ridge South, Ph 1

Tax Parcel Number(s): 4918-001-005-0000/P125827

Dated: 4/10/26

The Nancy L. Galindo Trust dated March 13, 2019

By: Nancy L. Galindo  
Nancy L. Galindo, Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Nancy L. Galindo, Trustee of The Nancy L. Galindo Trust dated March 13, 2019.

**SEE ATTACHED**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

Treadway & Associates, Inc. 401(k) Profit Sharing Plan

By: *Madonna Treadway*  
Madonna Treadway, Trustee

By: *Bob Treadway*  
Bob Treadway, Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Madonna Treadway and Bob Treadway, Trustees of Treadway & Associates, Inc. 401(k) Profit Sharing Plan.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

*See attached notary acknowledgment*

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Santa Barbara }

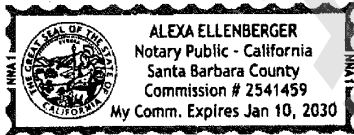
On 4/10/2026 before me, Alexa Ellenberger, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Nancy L. Galindo  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Alexa Ellenberger  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed

Document Date: 4/10/2026 Number of Pages: 4

Signer(s) Other Than Named Above: Madonna Treadway, Bob Treadway

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Nancy L. Galindo Signer's Name: N/A

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: The Nancy L. Galindo Trust dated March 13, 2019 Signer is Representing: \_\_\_\_\_

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

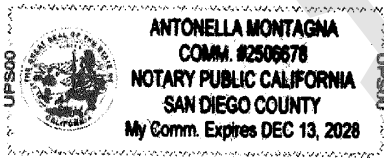
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of SAN DIEGO

On 04-09-2026 before me, ANTONELLA MONTAGNA, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared MADONNA TREADWAY  
Name(s) of Signer(s)

BOB TREADWAY  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Madonna Treadway Signer's Name: Bob Treadway  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: Treadway & Associates, Inc 401(k) Profit Sharing Plan Signer is Representing: Treadway & Associates, Inc 401(k) Profit Sharing Plan

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 3901 Rockridge Parkway, Anacortes, WA 98221  
Tax Parcel Number(s): 4918-001-005-0000/P125827

Property Description:

Lot 5, PLAT OF ROCK RIDGE SOUTH, PHASE 1, according to the duly recorded plat thereof, recorded January 24, 2007, under Auditor's File No. 200701240094, and amended by Auditor's File No. 200701250133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.