

When recorded return to:

Paul McGuire and Jacqueline Marie McGuire  
20450 Heather Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261136

Apr 17 2026

Amount Paid \$6805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 26-25750-TB

THE GRANTOR(S) **Kirsti June McGuire**, as her separate estate

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

in hand paid, conveys, and warrants to **Paul McGuire and Jacqueline Marie McGuire, husband and wife**

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

Lots 10 and 11, Block 1, BLANCHARD, as per plat recorded in Volume 3 of Plats, page 91, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:  
Lots 10 & 11, Block 1, BLANCHARD

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 "A" attached hereto

Tax Parcel Number(s): P71213/4072-001-011-0018

Statutory Warranty Deed  
LPB 10-05

Order No.: 26-25750-TB

Page 1 of 3

Dated: 4-14-26

Kirsti June McGuire  
Kirsti June McGuire

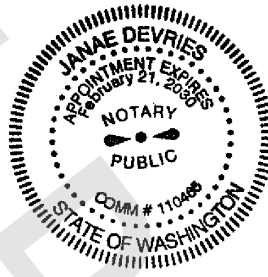
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 14<sup>th</sup> day of April, 2026, by Kirsti June McGuire.

[Signature]  
Signature

Notary  
Title

My commission expires: 2-21-30



**EXHIBIT A**

26-25750-TB

11. 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 BLANCHARD recorded on March 7, 1911 as Auditor's File No. 83735.
12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on September 22, 2017 as Auditor's File No. 201709220093 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

**End of Exhibit A**