

202604240027

04/24/2026 09:50 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Chander Hans and Harjit Kaur
4417 Landmark Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261222

Apr 24 2026

Amount Paid \$18996.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60036188-351

THE GRANTOR(S)

Lance Ray Gaines and Jenina Lyn Gaines, Trustees of the Eagle and Child Trust dated June 15, 2020

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

in hand paid, conveys and warrants to
Chander Hans and Harjit Kaur, 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 30, Eaglemont, Phase 1A

Tax Parcel Number(s): 4621-000-030-0009/P104297

Dated: April 23, 2020

The Eagle and Child Trust dated June 15, 2020

By: [Signature]
Lance Ray Gaines, Trustee

By: [Signature]
Jenna Lyn Gaines, Trustee

STATE OF Washington
COUNTY OF Skagit

This record was acknowledged before me on this 23 day of April, 2020, by Lance Ray Gaines and Jenna Lyn Gaines, Trustees of The Eagle and Child Trust dated June 15, 2020.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-30

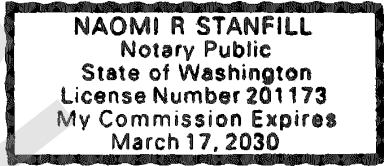


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4417 Landmark Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): 4621-000-030-0009/P104297

Property Description:

LOT 30, "PLAT OF EAGLEMONT, PHASE 1A", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,
PAGE(S) 130 THROUGH 146, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.