

When recorded return to:

Michael Shaun Quinn and Kelly Andrews Quinn
1214 36Th St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261331

May 04 2026

Amount Paid \$8583.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245478587

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joyce Humenik, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Michael Shaun Quinn and Kelly Andrews Quinn, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): LTS 9 AND 10, BLK 3, "CHILDS AND HAGADORN'S FIRST ADDITION TO THE CITY OF ANACORTES"

Tax Parcel Number(s): P57095, 3783-003-010-0009

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

STATUTORY WARRANTY DEED
(continued)

Dated: 28 April, 2026

Joyce Humenik
Joyce Humenik

State of WA
County of Clallam

This record was acknowledged before me on 04-28-2026 by Joyce Humenik.

Heather E. Boies
(Signature of notary public) Heather E. Boies
Notary Public in and for the State of WA
My commission expires: 10-24-2029



EXHIBIT "A"
Legal Description

LOTS 9 AND 10, BLOCK 3, "CHILDS AND HAGADORN'S FIRST ADDITION TO THE CITY OF ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE NORTH 8 FEET THEREOF AS CONVEYED TO THE CITY OF ANACORTES FOR ALLEY PURPOSES, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 507978, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Child's and Hagadorn's First Addition to the City of Anacortes:

Recording No: 2587

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.