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05/04/2026 03:41 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Dennis R. Mathews and Valeri A. Mathews 2018
Revocable Inter Vivos Trust
18019 Mariposa Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261334

May 04 2026

Amount Paid \$16415.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

FATCO

File No: 4900-4343678 (SJ)

Grantor(s): **Gary Hatman and Elva Faye Hatman, a married couple**

Grantee(s): **DENNIS R MATHEWS AND VALERI A MATHEWS AS TRUSTEES OF 2018
REVOCABLE INTER VIVOS TRUST DATED MAY 2, 2018 AS AMENDED AUGUST 22, 2024**

Abbreviated Legal: **TRACT R, MONTBORNE HEIGHTS (REVISED), VOL. 14, P. 165-166,
SKAGIT COUNTY**

Additional Legal on page: 2

Assessor's Tax Parcel No(s): **P103858**

THE GRANTOR(S) Gary Hatman and Elva Faye Hatman, a married couple for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **DENNIS R MATHEWS AND VALERI A MATHEWS AS TRUSTEES OF 2018 REVOCABLE INTER VIVOS TRUST DATED MAY 2, 2018 AS AMENDED AUGUST 22, 2024**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Parcel A:

Tract R of that certain record of Survey entitled, MONTBORNE HEIGHTS (REVISED), recorded August 18, 1993, in Volume 14 of surveys, Pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington;

AND being a portion of Lots 1 through 17, Block 23; all of Block 24; Lots 1 through 11, Block 25; Lots 1 through 18, Block 26, and all of Block 27, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated street and alley adjacent to said lots and blocks which have reverted to said premises by operation of law.

APN: P103858

Statutory Warranty Deed
- continued

File No.: 4900-4343678 (SJ)

Parcel B:

A non-exclusive easement for ingress and egress over those portions of Tracts Q through U delineated as "Private Road Easement" on the face of said Survey entitled "MONTBORNE HEIGHTS (REVISED)".

EXCEPTING THEREFROM, those portions lying within the main tract above Parcel A.

Situated in Skagit County, Washington.

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.

Dated: 5/1/26

Gary Hatman
Gary Hatman

Elva Faye Hatman
Elva Faye Hatman

STATE OF Washington)
COUNTY OF Skagit)-ss
)

This record was acknowledged before me on May 1st, 2026 by **Gary Hatman and Elva Faye Hatman.**



Jennifer Brazil
Notary Public
My commission expires: 7-25-28