

When recorded return to:

Ian Sloan and Mary Amanda Hubik
419 34th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261346

May 05 2026

Amount Paid \$11075.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60037084-352

THE GRANTOR(S)
Luke Walker and Diana Walker, husband and wife

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

in hand paid, conveys and warrants to
Ian Sloan and Mary Amanda Hubik, 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.)

Lots 8, 9 and 10, Block 20, Beale's Maple-Grove Addn. to Anacortes

Tax Parcel Number(s): 3775-020-010-0003/P56700

Dated: 05/05/2026Luke Walker

Luke Walker

Diana Walker

Diana Walker

STATE OF WashingtonCOUNTY OF Skagit

This record was acknowledged before me on this 5th day of May, 2026, by Luke Walker and Diana Walker.

Kyle Beam

Signature

Notary

Title

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

My commission expires: 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 619 35th Street, Anacortes, WA 98221

Tax Parcel Number(s): 3775-020-010-0003/P56700

Property Description:

Lots 8, 9 and 10, Block 20, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH the Easterly 5 feet of "S" Avenue, which upon vacation attached to said premises by operation of law.

Situate in the County of Skagit, State of Washington.