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05/18/2026 01:23 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Steven Hutzell
17703 W Big Lake Blvd
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261468
May 18 2026
Amount Paid \$6885.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Escrow No. 26040036LC
Title Order No. 620061704

Chicago Title
620061704

THE GRANTOR(S) Nancy L. Sager, an unmarried person

for and in consideration of **Ten Dollars and other good and valuable consideration**

in hand paid, conveys, and warrants to **Steven Hutzell, a single man as his sole and separate property**

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 is full legal not inserted above) PTN TRACT 11, BIG LAKE WATERFRONT TRACTS

Tax Parcel Number(s): P61969/38620000120007

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620061704, issued by Chicago Title Insurance Company

Dated: ✓ 05/13/2026

✓ Nancy L. Sager
Nancy L. Sager

STATE OF Washington

COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that Nancy L Sager is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument:

Dated: 05/13/2026

Stephanie Bean
PRINTED: Stephanie Bean
Notary Public in and for the State of Washington
residing at: Snohomish
My Commission Expires: 04/07/2029

NOTARY PUBLIC
STATE OF WASHINGTON
STEPHANIE BEAN
MY COMMISSION EXPIRES
APRIL 7, 2029
COMMISSION NO. 21013345

UNRECORDED INSTRUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P61969 / 3862-000-012-0007

PARCEL A:

THE WESTERLY 135 FEET OF THE EASTERLY 30 FEET OF THE WESTERLY 300 FEET OF THE FOLLOWING DESCRIBED TRACT:

TRACT 11, EXCEPT THE NORTHERLY 60 FEET THEREOF (AS MEASURED ALONG BIG LAKE BOULEVARD) AND THE NORTHERLY 35 FEET (AS MEASURED ALONG BIG LAKE BOULEVARD) OF TRACT 12 IN "BIG LAKE WATERFRONT TRACTS", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO KNOWN AS A PORTION OF PARCEL "A", SHORT PLAT NO. 3-73.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE NORTHERLY 15 FEET OF THE FOLLOWING:

TRACT 11, EXCEPT THE NORTHERLY 60 FEET THEREOF (AS MEASURED ALONG BIG LAKE BOULEVARD) IN "BIG LAKE WATERFRONT TRACTS", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements, Schedule B, Part II-Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance w-WA Mod (07/01/2021)

