

202605280075

05/28/2026 03:34 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Chester W Kaufman and Casey E Kaufman, a
married couple
10510 52nd St SE
Snohomish, WA 98290

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261615

May 28 2026

Amount Paid \$33527.29

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

5589 Harbor Ave, Suite C
Freeland, WA 98249

Chicago Title
620062129

Escrow No.: 245479114

STATUTORY WARRANTY DEED

THE GRANTOR(S) James A Edwards and Renee C Sexton, a married couple

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 Chester W Kaufman and Casey E Kaufman, 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.)

PTN LTS 26 TO 28, BLK 42, THE TOWN OF MONTBORNE

Tax Parcel Number(s): P74689, 4135-042-028-0000

Subject to covenants, conditions, restrictions, agreements and easements of record, if any.

STATUTORY WARRANTY DEED
(continued)

Dated: 5/26/26

[Signature]
James A Edwards

[Signature]
Renee C Sexton

State of Washington

County of SKagit

This record was acknowledged before me on May 26, 2026 by James A Edwards and Renee C Sexton.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

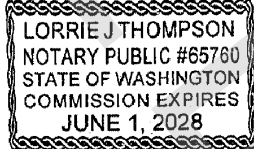


EXHIBIT "A"

Legal Description

LOTS 26 TO 28, BLOCK 42 OF "THE TOWN OF MONTBORNE" AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80 RECORDS OF SKAGIT COUNTY, WASHINGTON.

LESS THE SOUTHEASTERLY 5 FEET OF LOT 26, BLOCK 42, TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BLVD. WHICH ATTACHES THERETO BY OPERATION OF LAW;

AND TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (ORIGINALLY CONVEYED TO THE SEATTLE, LAKESHORE & EASTERN RAILWAY), LYING WESTERLY OF THE CENTERLINE OF THE SAID RIGHT OF WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF THAT CERTAIN TRACT OF LAND IN BLOCK 42 AND VACATED LAKESIDE BLVD. OF "THE TOWN OF MONTBORNE" AS PER PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80 RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: LOTS 26, 27 AND 28, BLOCK 42 EXCEPT THE SOUTHEASTERLY 5 FEET OF LOT 26.

EXCEPT ROADS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON