

When recorded return to:

Bradley Deweese and Erika Deweese
1806 40th Court
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261723

Jun 05 2026

Amount Paid \$11965.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60039807-352

THE GRANTOR(S)

Adrienne L. Beattie and Richard N. Beattie, Trustees of The Beattie Family Trust dated November 27, 2001

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

in hand paid, conveys and warrants to
Bradley Deweese and Erika Deweese, 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: **Lot 1, Nelson Short Plat No. SP-04-001 (Ptn NE SW, 25-35-01 E W.M.)**

Tax Parcel Number(s): **350125-3-087-0100/P32140**

Dated: **June 1st, 2026**

(attached to Statutory Warranty Deed)

The Beattie Family Trust dated November 27, 2001

By: *A. Beattie*
Adrienne Beattie, Trustee

By: *R. Beattie*
Richard Beattie, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 1 day of June, 2026, by Adrienne Beattie and Richard Beattie, Trustees of The Beattie Family Trust dated November 27, 2001.

Shanna A Reyna
Signature

Notary Public
Title

My commission expires: 11/19/2028



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1806 40th Court, Anacortes, WA 98221

Tax Parcel Number(s): 350125-3-087-0100/P32140

Property Description:

Lot 1, Nelson Short Plat No. SP-04-001, approved February 6, 2008, recorded February 8, 2008, under Auditor's File No. 200802080129, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southwest Quarter of Section 25, Township 35 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.