

When recorded return to:

Leonard Christopher Gay and Michele Robin Gay
18180 Freedom Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261791

Jun 10 2026

Amount Paid \$13798.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60037082-352

THE GRANTOR(S)

Joshua Patrick Fleming and Mundina Marie Fleming, a married couple

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

in hand paid, conveys and warrants to
Leonard Christopher Gay and Michele Robin Gay, 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 3 & 4, Blk 28, Town of Montborne

Tax Parcel Number(s): 4135-028-004-0001/P113677

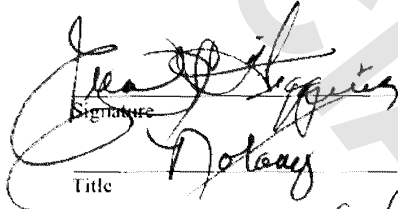
Dated: 6-9-2026
Joshua Patrick Fleming
Mundina Marie FlemingSTATE OF Montana
COUNTY OF Deer LodgeThis record was acknowledged before me on this 9th day of June, 2026 by Joshua Patrick Fleming and Mundina Marie Fleming.
Signature
Title NotaryMy commission expires: 9-4-2026

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18180 Freedom Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): 4135-028-004-0001/P113677

Property Description:

Lots 3 and 4, Block 28, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

EXCEPT that portion thereof if any lying within the right-of-way for logging railroad over and across said Block 28 as conveyed to Nelson-Neal Lumber Company by deed dated March 28, 1936 and recorded April 7, 1936, in Volume 169 of Deeds, page 243, under Auditor's File No. 277827, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated Grant Road, Washington Street and alley both adjoining and abutting the above described property per Quit Claim Deed recorded under Auditor's File No. 200803070054, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.