

202606230032

06/23/2026 11:05 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Laura Ann Welch
223 South 48th Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261961

Jun 23 2026

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

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60038581-351

THE GRANTOR(S)

Eyvind Hammersmark and Janella J. Nelson, Trustees of Hammersmark Nelson Family Trust, created on September 5, 2023

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

in hand paid, conveys and warrants to
Laura Ann Welch, an unmarried person

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.)

Lot 145, Woodside PUD Divs. 3, 4 & 5

Tax Parcel Number(s): 6048-000-145-0000/P134078

Dated: 06/17/26

Hammersmark Nelson Family Trust dated September 5, 2023

By: *Eyvind Hammersmark*
Eyvind Hammersmark, Trustee

By: *Janella J. Nelson*
Janella J. Nelson, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 17 day of June, 2026 by Eyvind Hammersmark and Janella J. Nelson, Trustees of Hammersmark Nelson Family Trust dated September 5, 2023.

Candi Newcombe
Signature

Notary Public
Title

My commission expires: 8/1/29

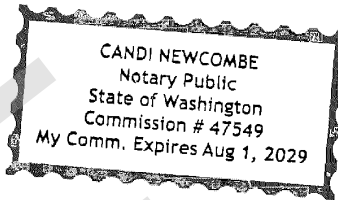


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 223 South 48th Place, Mount Vernon, WA 98274

Tax Parcel Number(s): 6048-000-145-0000/P134078

Property Description:

Lot 145, "PLAT OF WOODSIDE PUD DIVISIONS 3, 4 AND 5, PL-17-124", recorded on December 21, 2017, under Skagit County Auditor's File No. 201712210048.

Situate in the County of Skagit, State of Washington.

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UNOFFICIAL DOCUMENT