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07/01/2026 09:37 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

PREPARED BY:
LeaderOne Financial Corporation
7500 College Blvd, Ste 1150
Overland Park, KS 66210

Loan Number: 2600452147
Parcel Number: P61969/3862-000-012-007

SCRIVENER'S AFFIDAVIT

This Scrivener's Affidavit relates to Document Number: 202605200015 BK: N/A PG: N/A
Borrower/Grantor(s): Steven Hutzell
Property Address: 17703 W Big Lake Blvd, Mount Vernon, WA 98274
Legal Description: See legal description attached hereto and made a part of as "Exhibit A"

I, Kristy Wright, the affiant and preparer of this Scrivener's Affidavit, whose relationship to the above-referenced document number is Authorized Representative of Mortgagee/Lender, LeaderOne Financial Corporation (Grantee), do hereby swear and affirm that the Deed of Trust recorded on 5-20-2026 in the Official Records for Skagit County, Washington, as Document Number 202605200015, BK: N/A PG: N/A and encumbering the real property legally described in the attached, "Exhibit A", included the following scrivener's error:

The typed-out dollar amount was incorrectly omitted on page 2 of the 2nd Deed of Trust.

By this Affidavit, Affiant corrects the scrivener's error described above as follows:

The typed-out dollar amount on page 2 has been corrected to read "Sixteen Thousand Eight Hundred Eighty-Eight and 00/100".

Finally, I, Kristy Wright, the affiant, do hereby swear to the above correction, and believe it to be the true and accurate intention(s) of the parties who drafted and recorded the referenced document.

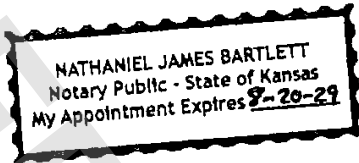
Kristy Wright, VP of Post Closing
LeaderOne Financial Corporation
Date: 6-12-2026

STATE OF Kansas
COUNTY OF Johnson

This instrument was acknowledged on this 12th day of June, 2026 before me, the undersigned notary public, Nathaniel J. Bartlett, personally appeared Kristy Wright, as Vice President of Post-Closing of LeaderOne Financial Corporation, on behalf of said corporation, known to me personally to be the person whose mark is

made on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Witness my hand and official seal on the date hereinabove set forth.



A handwritten signature in black ink, appearing to read "N. Bartlett", written over a horizontal line.

Nathaniel J. Bartlett, Notary Public
My Commission Expires: 8-20-2029
State: Kansas County: Johnson

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.

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