

WHEN RECORDED RETURN TO:

Sheryl Manley, Attorney
Dixon Law PLLC
PO Box 1777
Battle Ground, WA 98604

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20262074
Date 07/01/2026

**Statutory Warranty Deed
(Individual to Trust)**

Grantor: Debra M. Ashback (50% interest)
PO Box 2125
Battle Ground, WA 98604

Grantee: Debra M. Ashback, Trustee of the Debra M. Ashback
Revocable Trust dated June 17, 2026 (50% interest)
PO Box 2125
Battle Ground, WA 98604

Assessor's Tax Parcel No. P68076

XrefID: 3967-000-056-0107

Abbreviated Legal: Quarter NE Section 35 Township 36 Range 01

Site Address: 5512 West Shore Rd. Anacortes, WA 98221

Documentary transfer tax is none. No consideration.

THE GRANTOR, Debra M. Ashback (50% interest), hereby conveys and warrants title to:

THE GRANTEES, Debra M. Ashback, Trustee of the Debra M. Ashback Revocable Trust dated June 17, 2026 (50% interest), the following described real property situated in the County of Skagit, State of Washington:

See Exhibit A, attached hereto and incorporated by reference.

This conveyance is made SUBJECT TO all easements, covenants, conditions, restrictions, and other encumbrances of record, including those shown on any record plat or survey.

DATED this 17th day of June, 2026.

Signed:

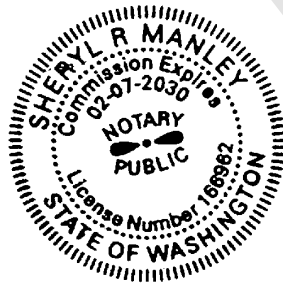
Debra M. Ashback
Debra M. Ashback

STATE OF WASHINGTON

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Debra M. Ashback is the person who appeared before me, and said person acknowledged that she signed this Statutory Warranty Deed and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

SWORN TO AND SUBSCRIBED before me, this 17th day of June, 2026.



Sheryl R. Manley
Sheryl R. Manley, Notary Public
My Commission Expires February 7, 2030

Exhibit A

P68076

5512 West Shore Rd. Anacortes, WA 98221

LOT 56, PLAT OF POTLATCH BEACH, ACCORDING TO THE PLAT RECORDED IN VOL. 6 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE North 1/2 OF VACATED GUEMES ISLAND ROAD ADJOINING, EXCEPT THAT PORTION THEREOF WHICH LIES NORTHERLY OF A LINE 77 FEET SOUTH OF AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 56 AND ALSO EXCEPT THAT PORTION, IF ANY, LYING BELOW THE LINE OF EXTREME HIGH TIDE. TOGETHER WITH A 1/75TH UNDIVIDED INTEREST IN THOSE PORTIONS OF LOTS 19 TO 56 INCLUSIVE, PLAT OF POTLATCH BEACH, LYING BELOW THE LINE OF EXTREME HIGH TIDE AND TIDELANDS OF THE SECOND CLASS SITUATED IN FRONT OF, ADJACENT TO AND ABUTTING UPON SAID LOTS 19 TO 56 INCLUSIVE.