

When recorded return to:

PNR LLC
1630 Unison Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262226

Jul 15 2026

Amount Paid \$18640.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-26143

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey S. Dutton and Rebecca S. Dutton, a married couple, 13964 Trumpeter Lane, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to PNR LLC, a Washington Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 17, Township 34 North, Range 4 East - SW SW (aka Lot 4, SP. MV-9-93)

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P104758

Dated: 7/14/26

Jeffrey S. Dutton
Jeffrey S. Dutton

Rebecca S. Dutton
Rebecca S. Dutton

Statutory Warranty Deed
LPB 10-05

Order No.: 26-26143-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 14th ^{July} day of ~~June~~, 2026, by Jeffrey S. Dutton and Rebecca S. Dutton.

Eleanor Romero
Signature

Notary
Title

My commission expires: 5/5/2029



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1024 North 8th Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P104758

Property Description:

Lot 4, of Mount Vernon Short Plat No. MV-9-93, entitled Vista Ridge Short Plat, approved January 24, 1994, and recorded in Volume 11 of Short Plats, pages 55 and 56, under Auditor's File No. 9401280152, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East W.M.

Statutory Warranty Deed
LPB 10-05

Order No.: 26-26143-KH

Page 3 of 4

EXHIBIT B

26-26143-KH

10. Water rights, and claims or title to water, whether or not shown by the Public Records.
11. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
12. Terms and conditions of Ordinance No. 2399, recorded July 3, 1990 as Auditor's File No. 9007030044.
13. Agreement, affecting subject property, regarding an easement for ingress, egress and utilities and the terms and provisions thereof, recorded May 3, 1994 as Auditor's File No. 9405030056.
14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat MV-3-93-Vista Ridge recorded January 28, 1994 as Auditor's File No. 9401280152.

Statutory Warranty Deed
LPB 10-05

Order No.: 26-26143-KH

Page 4 of 4