

202607220047

07/22/2026 12:30 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Bridget Neville and Jordan Neville
17501 19th Avenue Northeast, MM101
Marysville, WA 98271

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262323

Jul 22 2026

Amount Paid \$7365.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-26457

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew P. Brown, as his separate estate, P.O. Box 23, Huntley, MT 59037,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bridget Neville and Jordan Neville, a married couple

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

Lot 1, CITY OF BURLINGTON SHORT PLAT NO. BU-9-00, approved June 15, 2001 and recorded June 19, 2001 under Auditor's File No. 200106190006, records of Skagit County, Washington being a portion of Lot 7, Block 138, First Addition to City of Burlington, Volume 3 of Plats, Page 11, records of Skagit County, Washington.

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 "A" attached hereto

Abv Legal: Ptn. Lot 7, Block 138, First Addition to City of Burlington (aka Lot 1, BURL SP BU-9-00)

Tax Parcel Number(s): P72399/4077-138-007-0019

Statutory Warranty Deed
LPB 10-05

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Dated: 7-15-26

[Signature]
Matthew P. Brown

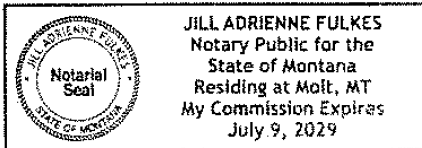
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 15th day of July, 2026, by Matthew P. Brown.

[Signature]
Signature

Notary Public
Title

My commission expires: 07/09/2029



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A

26-26457-KH

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 13, 1989
Recording No.: 8911130047
 11. 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 BURLINGTON SHORT PLAT NO. BU-9-00 recorded on June 19, 2001 as Auditor's File No. 200106190006.
 12. Easement Agreement including the terms, covenants and provisions thereof
Recording Date: April 6, 2001
Recording No.: 200104030062
 13. Burlington Ordinance #1434 including the terms, covenants and provisions thereof
Recording Date: January 12, 2001
Recording No.: 200101120072
 14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: July 18, 2001
Recording No.: 200107180098
 15. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on November 20, 2019 as Auditor's File No. 201911200093.
- Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.
16. Municipal assessments, if any, levied by the City of Burlington.

Statutory Warranty Deed
LPB 10-05

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