

202607230062

07/23/2026 03:35 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
William Gunn and Audrey Wakefield
PO Box 494
Lopez Island, WA 98261

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262341

Jul 23 2026

Amount Paid \$11164.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

CHICAGO TITLE
620062550

Title No. 620062550
Escrow No.: 245480617

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher S. Sherman, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to William Gunn and Audrey Wakefield, a married couple

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

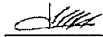
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LTS 6, 7 AND 8, BLK 109, MAP OF THE CITY OF ANACORTES

Tax Parcel Number(s): P55683, 3772-109-008-0019

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)Dated: 07/22/2026Christopher S. ShermanChristopher S. ShermanHeather Irene RoderickHeather Irene Roderick, Spouse of GrantorState of NevadaCounty of ClarkThis record was acknowledged before me on 07/22/2026 by Christopher S. Sherman and Heather Irene Roderick.

(Signature of notary public)

Notary Public in and for the State of NevadaMy commission expires: 06/05/2030

Elizabeth Fernandez Donde

NOTARY PUBLIC

STATE OF NEVADA

Appt. No. 26-0982-01

Expires June 5, 2030

Notarized remotely using audio-video communication technology via Proof.

EXHIBIT "A"
Legal Description

LOTS 6, 7 AND 8, BLOCK 109, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of City of Anacortes Skagit County Washington:

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2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.