

202608040014

08/04/2026 09:30 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:  
Lynn Matheson  
1162 Fidalgo Drive Unit 108  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20262494  
Aug 04 2026  
Amount Paid \$6229.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of: WFG National Title Company of Washington, LLC  
Escrow Number: 26-179868  
TITLE NO: CT1 020002379

**Statutory Warranty Deed**

Abbreviated Legal: UNIT 108, FOURTH AMENDMENT TO THE CEDARS, A CONDO, REC.  
NO. 200008240076  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4769-000-108-0000, P117167

THE GRANTOR Richard Chavarrie and Mary Jo Chavarrie, a married couple, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lynn Matheson, a single woman, the following described real estate, situated in the County of Skagit, State of Washington:

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 31 day of July, 2026

Richard Chavarrie, by Tamara Ann Sheehan as Attorney in fact

Richard Chavarrie, by Tamara Ann Sheehan, as attorney in fact

Mary Jo Chavarrie, by Tamara Ann Sheehan as Attorney in fact

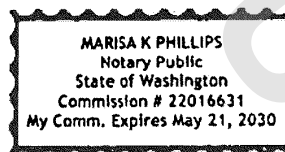
Mary Jo Chavarrie, by Tamara Ann Sheehan, as attorney in fact

☐ If checked, This notarial act involved the use of communication technology.

STATE OF Washington )  
County of Snohomish ) SS.

This record was acknowledged before me on this 31<sup>st</sup> day of July, 2026 by Richard Chavarrie and Mary Jo Chavarrie, by Tamara Ann Sheehan as Attorney in Fact

Marisa K. Phillips  
Notary Public for Washington  
My commission expires: 05.21.2030



**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED**

UNIT 108, FOURTH AMENDMENT TO THE CEDARS, A CONDOMINIUM, ACCORDING TO  
AMENDED  
DECLARATION THEREOF RECORDED AUGUST 24, 2000, UNDER AUDITOR'S FILE NO.  
200008240077,  
RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AMENDED SURVEY MAP AND  
PLANS THEREOF  
RECORDED UNDER AUDITOR'S FILE NO. 200008240076, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.  
  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.