

When recorded return to:

Lynn Sabalka and David Sabalka
2601 Apple Tree Way
Gilroy, CA 95020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262646
Aug 18 2026
Amount Paid \$15436.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60041240-356

THE GRANTOR(S)
Beth Ann Dyson, an unmarried person

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Lynn Sabalka and David Sabalka, a married couple

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

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

SUBJECT TO: 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.

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

Tract P, Montborne Heights (aka Ptn Lts 1-17, Blk 23, & Lts 1-18, Blk 27, Town of Montborne)

Tax Parcel Number(s): 4135-023-017-0102/P103855

Dated: 8/17/26

Beth Ann Dyson
Beth Ann Dyson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 17th day of August, 2026, by Beth Ann Dyson.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-30

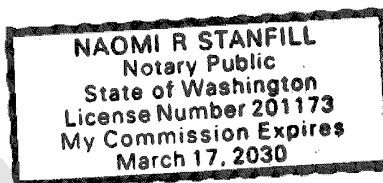


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 24153 Walker Valley Road, Mount Vernon, WA 98274
Tax Parcel Number(s): 4135-023-017-0102/P103855

Property Description:

Tract "P" of that certain Record of Survey entitled, "MONTBORNE HEIGHTS," (Revised), recorded August 18, 1993 in Book 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056 and being a portion of Lots 1 through 17, inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26, all of Block 27, all in "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated street and alley adjacent to said lots and blocks which have reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.