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03/31/2026 03:38 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Matthew Phelan and Taylor Phelan
304 Haddon Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260929
Mar 31 2026
Amount Paid \$13300.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60032530-352

THE GRANTOR(S)
Jeaneen K. Brogan, an unmarried person

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

in hand paid, conveys and warrants to
Matthew Phelan and Taylor Phelan, 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.)

Tr B, BLA #200311200096 (Ptn Gov Lot 6, 30-35-2 E W.M.)

Tax Parcel Number(s): 350230-0-015-0004/P33045

Dated: March 31, 2026

Jeaneen Brogan
Jeaneen K. Brogan

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 31 day of March, 2026, by Jeaneen K. Brogan.

Brianna Maldonado
Signature

Notary Public
Title

My commission expires: Aug 30 2029

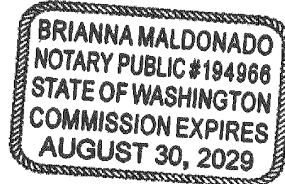


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 304 Haddon Road, Anacortes, WA 98221

Tax Parcel Number(s): 350230-0-015-0004/P33045

Property Description:

Lot A and the South 80.01 feet of Lot B of Short Plat No. AN-83-003, approved August 16, 1983, and recorded in Volume 6 of Short Plats, page 80, records of Skagit County, Washington.

Being a portion of Government Lot 6, Section 30, Township 35 North, Range 2 East, W.M.

(Also known as Tract B of Boundary Line Adjustment recorded November 20, 2003, under Auditor's File No. 200311200096.)

Situate in the County of Skagit, State of Washington.