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04/17/2026 02:26 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

Juanita S. Crabbs
Christopher Dwayne Crabbs
476 Nez Perce Place
LaConner, WA 98257

400090-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-1149
APR 17 2026

Amount Paid \$9,446.30
Skagit Co. Treasurer
By C C Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Ronald Wilmot, an unmarried person, individually and as surviving spouse of Mary B. Wilmot** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Christopher D. Crabbs and Juanita S. Crabbs, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: **Lot 476, Survey of Shelter Bay, Division No. 3**

Tax Parcel Number(s): **S3302020177/5100-003-476-0000/P84473**

Leasehold estate affecting the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: September 2, 1972

Recorded: September 7, 1972

Auditor's File No.: 773645

Lessor: Shelter Bay Company, a Washington corporation

Lessee: Leslie K. Roland, Trustee of the Roland Trust, dated February 25, 1986

Assignment of Leasehold Estate and the terms, provisions, and conditions thereof.

Recorded on April 17, 2026 Auditor's File No. 202604170053

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 400090-LT.

Dated this 16 day of April, 2026.

(attached to Statutory Warranty Deed)

Ronald Wilmot
Ronald Wilmot

STATE OF WASHINGTON

COUNTY OF Snohomish

This record was acknowledged before me on this 16 day of April, 2026, by Ronald Wilmot.

Refner D
Signature

Notary
Title

My commission expires: 12/02/29

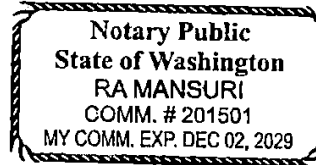


Exhibit A

Lot 476, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Recording No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Recording No. 753731, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.