

When recorded return to:

Oleg Gonchar
Navicon Builders LLC
24170 Fly Fish Ln
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261177

Apr 21 2026

Amount Paid \$4789.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620061711

CHICAGO TITLE
620061711
STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell Paul Sellen, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Navicon Builders LLC, a Washington limited liability company

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 11, 12, 13 AND 14, BLK 8, MUNK'S FIRST QUEEN ANNE ADDN TO ANACORTES

Tax Parcel Number(s): P58040/3806-008-014-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 04/20/2026

Russell Paul Sellen
Russell Paul Sellen

State of Washington
County of Snohomish

This record was acknowledged before me on 4-20-2026 by Russell Paul Sellen.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58040/3806-008-014-0007

LOTS 11, 12, 13 AND 14, BLOCK 8, MUNK'S FIRST QUEEN ANNE ADDITION TO ANACORTES, AS PER PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 1, 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 MUNK'S FIRST QUEEN ANNE ADDITION TO ANACORTES:

Recording No: 4184

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 28, 1958
Recording No.: 563421

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Steven Smiley and Ann Smiley, husband and wife
Purpose: Ingress and egress
Recording Date: April 14, 1960
Recording No.: 593205

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Delbert Mason and Ruth Mason husband and wife
Purpose: Ingress and egress
Recording Date: June 21, 1961
Recording No.: 609100

5. Assessments, if any, levied by Anacortes.
6. City, county or local improvement district assessments, if any.