

When recorded return to:

Alexey Zelepukin and Yuliya Zelepukina
14023 Armant Place Drive
Cypress, TX 77429

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261181

Apr 21 2026

Amount Paid \$12392.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60033157-352

THE GRANTOR(S)
Constance Gibbons, a single person

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

in hand paid, conveys and warrants to
Alexey Zelepukin and Yuliya Zelepukina, 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.)

Lot 4, COPPER POND PUD

Tax Parcel Number(s): 4661-000-004-0000/P108173

Dated: 4/17/2026

Constance Gibbons
Constance Gibbons

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 17th day of April, 2026, by
Constance Gibbons

Signature

Title

My commission expires: August 18, 2028

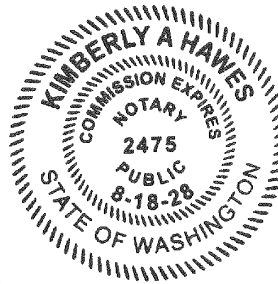


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1906 Copper Pond Place, Anacortes, WA 98221
Tax Parcel Number(s): 4661-000-004-0000/P108173

Property Description:

Lot 4, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", as per plat thereof recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.