

When recorded return to:

Minh D. Nguyen and
Janet Alexandra Ibarra
2661 Pacific Highlands Court
Ferndale, WA 98248

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262326

Jul 22 2026

Amount Paid \$9918.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60038075-351

THE GRANTOR(S)

Paul Hartman, an unmarried person, and Gabriella Graham, an unmarried person

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

in hand paid, conveys and warrants to
Minh D. Nguyen and Janet Alexandra Ibarra, a married couple

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

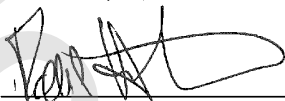
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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 5, Amended City of Burlington SP 3-04, AF# 200507080009

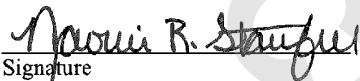
Tax Parcel Number(s): 3867-000-035-4600/P122359

Dated: 7/2/2026

Paul Hartman



Gabriella Graham

STATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on this 2nd day of July, 2026 by Paul Hartman and Gabriella Graham.

Signature

Notary

Title

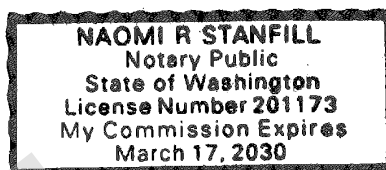
My commission expires: 03-17-30

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1820 Barnum Lane, Burlington, WA 98233

Tax Parcel Number(s): 3867-000-035-4600/P122359

Property Description:

PARCEL "A":

Lot 5, AMENDED CITY OF BURLINGTON SHORT PLAT NO. 3-04, approved June 16, 2005, recorded July 8, 2005, under Auditor's File No. 200507080009, records of Skagit County, Washington; being a portion of Tract 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Easement for access delineated as Barnum Lane on the face of said Amended City of Burlington Short Plat No. 3-04, recorded under Skagit County Auditor's File No. 200507080009.

Situate in the County of Skagit, State of Washington,