

When recorded return to:

Lorna M. Ellestad, Trustee of The
Jon S. Miller Disclaimer Trust dated
November 13, 2018 and
Lorna M. Ellestad
14169 Avon Allen Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262861

Sep 03 2026

Amount Paid \$17750.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60045022-351

THE GRANTOR(S)

Susan D. Musselman, Successor Trustee of The Joan B. Musselman Drake Revocable Trust UTD July 2, 2009

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

Lorna M. Ellestad, Trustee of The Jon S. Miller Disclaimer Trust dated November 13, 2018, as to an undivided 72% interest and Lorna M. Ellestad, an unmarried person, as to an undivided 28% interest

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.)

Ptn. Tract 67, Snee-Oosh; Tract A, Fahlen's Snee-Oosh; Ptn. NE 1/4 - SW 1/4, Sec. 27-34-2 EWM

Tax Parcel Number(s): 4016-000-067-0004/P69687 & 340227-0-023-0000/P20768 & 3912-000-098-0103/P65275

Dated: 9/2/2026

The ~~Joan B. Musselman Drake~~ Revocable Trust dated July 2, 2009

By: [Signature]
Susan D. Musselman, Successor Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 2nd day of September, 2026, by Susan D. Musselman, Successor Trustee of The Joan B. Musselman Drake Revocable Trust dated July 2, 2009.

Naomi R. Stanfill
Signature

Notary
Title

My commission expires: 03-17-30

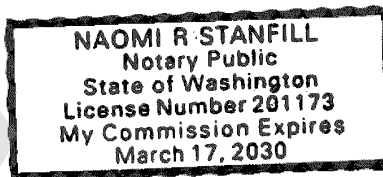


EXHIBIT A LEGAL DESCRIPTION

Property Address: 16734 Chilberg Avenue, La Conner, WA 98257

Tax Parcel Number(s): 4016-000-067-0004/P69687 & 340227-0-023-0000/P20768 & 3912-000-098-0103/P65275

Property Description:

Parcel A

Tract 67, EXCEPT the East 2 feet thereof of "SNEE-OOSH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B

That portion of the West half of the Northeast Quarter of the Southwest Quarter of Section 27, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said subdivision;
thence North 0°31'10" East along the West line of said subdivision, a distance of 77.53 feet;
thence South 57°32'50" East, a distance of 74.04 feet, more or less, to a point on the Easterly line of that certain tract conveyed to A.D. Malet by deed recorded May 11, 1942 under Auditor's File No. 351992;
thence South 14°19'46" West along said Easterly line to a point on the South line of said Northeast Quarter of the Southwest Quarter;
thence Westerly along said South line 55 feet to the point of beginning;

EXCEPT any portion thereof that may lie within Tract 67 of "SNEE-OOSH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel C

Tract "A" of "FAHLEN'S SNEE-OOSH TRACT", as per plat recorded in Volume 8 of Plats, page 86, records of Skagit County, Washington, EXCEPT the following described tract:

Beginning at the most Northerly corner of said Tract "A";
thence South 1°31'10" West along the East line of said Tract "A", a distance of 172.47 feet;
thence North 57°32'50" West, a distance of 9.09 feet to a point on the West line of said Tract "A";
thence North 4°10'52" East along the West line of said Tract "A", a distance of 167.98 feet to the point of beginning;

Situate in the County of Skagit, State of Washington.