202610080062
10/08/2026 03:20 PM Pages: 1 of 2 Fees: $304.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

AFTER RECORDING MAIL TO:
Todd M. Steffins and Wendi A. Steffins
4102 McLaughlin Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263328
Oct 08 2026
Amount Paid $10398.60
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title 620062421

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 26-194784

Statutory Warranty Deed

Abbreviated Legal: LT 59, PLAT OF SUMMERSUN ESTATES PH 1 LU-07-023, REC. NO. 201510150066
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 6030-000-059-0000, P132963

THE GRANTOR **Patricia Ann Dinsmore, an unmarried person**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Todd M. Steffins and Wendi *~~A.~~ Steffins, ~~a married couple,~~** **, the following described real estate, situated in the County of Skagit, State of Washington:

*Ann **husband and wife

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 7 day of October, 2026.

Patricia Ann Dinsmore

☐ If checked, This notarial act involved the use of communication technology.

STATE OF Washington }
SS.
County of Skagit }

This record was acknowledged before me on this 7 day of October, 2026 by Patricia Ann Dinsmore.

Notary Public for Washington
My commission expires: 7-25-28

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2028

UNOFFICIAL DOCUMENT

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

LOT 59, PLAT OF SUMMERSUN ESTATES PHASE 1 LU-07-023, RECORDED OCTOBER 15, 2015 UNDER
AUDITOR'S FILE NO. 201510150066, AND RE-RECORDED UNDER 201511170046, RECORDS OF SKAGIT
COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.