

AFTER RECORDING MAIL TO:
David Scott Phillips
710 Anna Bell Dr
Ronald, WA 98940

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263420
Oct 15 2026
Amount Paid \$44892.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 26-200261
Title Order: 60047443-356

Statutory Warranty Deed

Abbreviated Legal: Ptn Trs 41 to 44, Big Lake Water Front Tracts
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3862-000-044-0009, P62024

THE GRANTOR **Wolf Contracting LLC, a Washington Limited Liability Company**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **David Scott Phillips, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington:

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 12th day of October, 2026.

Wolf Contracting LLC

Benjamin Gekelman

Benjamin Gekelman, Managing Member

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

STATE OF Washington }
County of Pierce } SS.

This record was acknowledged before me on this 12th day of October, 2026 by Benjamin Gekelman, as Managing Member, of Wolf Contracting LLC.

Deanna Spillner

Notary Public for Washington
My commission expires: 02-28-2029
Pierce County - Deanna Spillner

DEANNA SPILLNER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 8211
COMMISSION EXPIRES 02/28/2029

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

TRACTS 41 TO 44, INCLUSIVE, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THOSE PORTIONS CONVEYED TO SKAGIT COUNTY FOR H.C. PETERS ROAD NO. 263 EXTENSION, BY DEEDS RECORDED OCTOBER 5, 1920, MAY 19, 1947, AND SEPTEMBER 9, 1947, UNDER AUDITOR'S FILE NOS. 145101, 404833, AND 408561, RESPECTIVELY, RECORDS OF SKAGIT COUNTY, WASHINGTON,

ALSO EXCEPT THAT PORTION OF TRACT 41, IF ANY, LYING NORTH OF THE NORTH LINE OF WEST BIG LAKE BOULEVARD.

TOGETHER WITH THAT PORTION OF GARDEN DRIVE, VACATED ON APRIL 4, 1949 IN COMMISSIONERS FILE NO. 8138, WHICH BY LAW HAS REVERTED TO SAID PREMISES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.