

When recorded return to:

Robert A. Richardson, III and Mary E. Richardson
1200 N 12th Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261089

Apr 15 2026

Amount Paid \$7845.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620061780

Escrow No.: 620061780

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martin Loberg, an unmarried person and Jasmine Loberg, also showing of record as Jasmine Heisey-Loberg, an unmarried person, each as their respective separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Robert A. Richardson, III and Mary E. Richardson, a married couple

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

LOT 20, KULSHAN RIDGE P.U.D., RECORDED OCTOBER 9, 2003, UNDER RECORDING NO. 200310090064, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P120900 / 4824-000-020-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

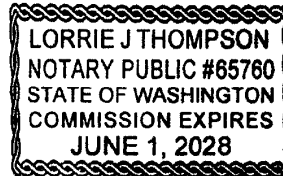
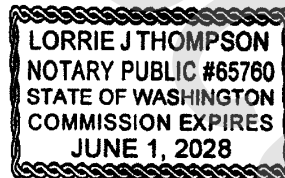
Dated: 4-13-26M L
Martin LobergJasmine Loberg
Jasmine LobergState of WashingtonCounty of SkagitThis record was acknowledged before me on April 13, 2026 by Martin Loberg.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028State of WashingtonCounty of SkagitThis record was acknowledged before me on April 13, 2026 by Jasmine Loberg.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Charles T. Swett and Beryl Swett, husband and wife
 Recording Date: March 1, 1946
 Recording No.: 388909, records of Skagit County, Washington

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington
 Purpose: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)
 Recording Date: September 27, 1962
 Recording No.: 626799, records of Skagit County, Washington
 Affects: The South 10 feet of the East 210 feet

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The City of Mount Vernon, Washington
 Purpose: City of construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto
 Recording Date: March 4, 1996
 Recording No.: 9603040076
 Affects: Portion of subject property

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Utility systems for purposes of transmission, distribution and sale of gas and electricity
 Recording Date: January 21, 2003
 Recording No.: 200301210215
 Affects: Portion of said premises

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "A"**Exceptions
(continued)**

any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Kulshan Ridge P.U.D.:

Recording No: 200310090064

Modification(s) of said Plat Map:

Recording Date: December 8, 2003

Recording No.: 200312080151

6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 9, 2003

Recording No.: 200310090065

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 31, 2003

Recording No.: 200310310181

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 17, 2006

Recording No.: 200601170153

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Kulshan Ridge Homeowners Association

Recording Date: October 9, 2003

Recording No.: 200310090065

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term

EXHIBIT "A"Exceptions
(continued)

commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 3/30/2026
between Richard Richardson Mary Richardson ("Buyer")
Buyer Buyer
and Martin Loberg Jasmine Loberg ("Seller")
Seller Seller
concerning 1200 N 12th Pl Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

04/01/26

AuthenticSign
Bobby Richardson 04/01/26
Buyer Date
AuthenticSign
Mary Richardson 04/01/26
Buyer Date

AuthenticSign
Martin Loberg 03/31/2026
Seller Date
AuthenticSign
Jasmine Loberg 03/31/2026
Seller Date