202604240025
04/24/2026 09:37 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

When recorded return to:
Michael Werner and Teresa Werner
13393 Rector Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261220
Apr 24 2026
Amount Paid $25315.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

CHICAGO TITLE
620061571

Title No.: 620061571
Escrow No.: 245478544

STATUTORY WARRANTY DEED

THE GRANTOR(S) William J. Blevins and Colleen T. Blevins, husband and wife

for and in consideration of Ten And No/100 Dollars ($10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Michael Werner and Teresa Werner, a married couple

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

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

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

LT 24, "PLAT OF BAY VIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION

Tax Parcel Number(s): P113131,
4071-024-000-0200

Subject to:

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

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."

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: 4/18/26

William J. Blevins

Colleen T. Blevins

Colleen T. Blevins

State of WA
County of SKAGIT
This record was acknowledged before me on 4/18/26 by William J. Blevins and Colleen T. Blevins.

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 2/15/29

BREE KRISTINE CAMPBELL
Notary Public
State of Washington
Commission # 137444
My Comm. Expires Feb 15, 2029

UNOFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

LOT 24, "PLAT OF BAY VIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THE NORTH 70 FEET THEREOF,

AND ALSO EXCEPT THE PORTION OF LOT 24, "PLAT OF BAY VIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, "PLAT OF BAY VIEW," MCKENNA AND ELLIOTT'S SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 24,185 FEET;
THENCE NORTHEASTERLY TO A POINT 70 FEET SOUTH AND 301 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 24;
THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 24 TO THE WEST LINE OF SAID LOT 24;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 24 TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if 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 MCKENNA AND ELLIOTT'S 2ND ADDITION TO BAYVIEW:

Recording No: Volume 3, Page 19

2. 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: Phil D. Burton and Margaret E. Burton
Recording Date: April 7, 1994
Recording No.: 370509
NOTE: This exception does not include present ownership of the above mineral rights.

3. 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: May 30, 1997
Recording No.: 9705300054

4. Agreement and the terms and conditions thereof:

Executed by: David West and Thomas, Inc
Recording Date: May 21, 1998
Recording No.: 9805210054

5. Protected Critical Area and the terms and conditions thereof:

Recording Date: September 3, 1998
Recording No.: 9809030019

6. Planning and Permit Center Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 15, 2006
Recording No.: 200602150135
Recording No.: 200602150136

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

Recording No: 201512210037

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: April 25, 2019
Recording No.: 201904250054
Affects: All the air space above said Land.
Reference is hereby made to said document for full particulars.

9. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Enivons and the terms and conditions thereof:
Recording Date: April 25, 2019
Recording No.: 201904250055