

When recorded return to:

Robert A. Wiff
L K Wiff TR 03071989 FBO Robert A. Wiff
PO Box 297
Tahuya, WA 98588

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261343

May 05 2026

Amount Paid \$6885.00
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

Escrow No.: 620061683

CHICAGO TITLE
620061683

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edmund Stoecklein and Christine Stoecklein, husband and wife

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. Wiff, Trustee of the LK Wiff TR 03071989 FBO
Robert A. Wiff

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.)

Lot 6 of Binding Site Plan No. PL06-0913, AFN 200706180136; BEING PTN SW 34-35-03

Tax Parcel Number(s): P129779 / 8071-000-006-0100

Subject to:

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

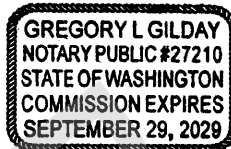
STATUTORY WARRANTY DEED
(continued)Dated: MAY 04 2026*E. Stoeklein*
Edmund Stoeklein*Christine Stoeklein*
Christine StoekleinState of Wt
County of SnohomishThis record was acknowledged before me on MAY 04 2026 by Edmund Stoeklein
and Christine Stoeklein.*Gregory L. Gilday*
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9/29/29

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129779 / 8071-000-006-0100

Lot 6, Binding Site Plan No. PL06-0913, approved May 16, 2007, May 17, 2007, June 4, 2007 and June 18, 2007, recorded June 18, 2007 under Auditor's File No. 200706180136, being a portion of Lot 80, Amended Skagit Regional Binding Site Plan Phase 1, PL02-0127, dated February 28, 2003, recorded March 4, 2003, under recording number 200303040030, all records of Skagit County, Washington, further being a portion of Section 3, Township 34 North, Range 3 East of the Willamette Meridian and of Sections 33 and 34, Township 35 North, Range 3 East of the Willamette Meridian.

(Also shown of record as Lot 6 of that certain Survey recorded May 17, 2005, under Auditor's File No. 200505170135)

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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: April 2, 1958
Recording No.: 563607

An agreement to modify the terms and provisions of said instrument as therein provided

Recording Date: December 6, 1979
Recording No.: 7912060047

2. Distribution Line Sale Agreement, and the terms and conditions thereof:

Recording Date: June 8, 1959
Recording No.: 581437

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: April 26, 1965
Recording No.: 665304

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

In favor of: City of Burlington
Purpose: Sewer, together with ingress and egress
Recording Date: July 15, 1975
Recording No.: 820586

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

In favor of: Public Utility District No. 1 of Skagit County
Purpose: Water lines
Recording Date: July 21, 1976
Recording No.: 839509

EXHIBIT "B"Exceptions
(continued)

6. Quit Claim Deed and Agreement, and the terms and conditions thereof:
- Recording Date: March 3, 1987
Recording No.: 8703030001
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Cascade Natural Gas Corporation
Purpose: Pipelines
Recording Date: May 28, 1987
Recording No.: 8705280042
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power & Light Company
Purpose: Underground electric system
Recording Date: June 10, 1993
Recording No.: 9306100042
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Skagit County
Purpose: Underground waterlines
Recording Date: December 4, 1996
Recording No.: 9612040086
10. 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: 200505170135
11. Lot Certification, and the terms and conditions thereof:
- Recording Date: October 12, 2006
Recording No.: 200610120166
12. Variance, and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: February 28, 2007
Recording No.: 200702280167

13. 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 Binding Site Plan:

Recording No: 200706180136

14. Lot Certification, and the terms and conditions thereof:

Recording Date: June 18, 2007
Recording No.: 200706180137

15. City, county or local improvement district assessments, if any.

16. Assessments and/or charges by The City of Burlington Sewer District.

17. Assessments, if any, due and owing the Port of Skagit County.

18. Land Lease Agreement, with certain terms, covenants, conditions and provisions set forth therein.

Dated: July 1, 2008
Lessor: Port of Skagit County, a Washington municipal corporation
Lessee: Offspring Investments, LLC, an Oregon limited liability company
Recording Date: July 16, 2008
Recording No.: 200807160134

Lessee's interest in said Lease is now held of record by Edmund Stoecklein and Christine Stoecklein, husband and wife, by Assignment of Lease recorded December 16, 2020, under recording number 202012160141.

19. 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.
20. Terms, covenants, conditions, and provisions of the lease referred to in herein, and the effect of any failure to comply with the terms covenants, conditions and provisions thereof.
21. Any defect in or invalidity of, or any matters relating to the leasehold estate described in

EXHIBIT "B"

Exceptions
(continued)

Schedule A which would be disclosed by an examination of the lease referred to herein.