

When recorded return to:

Colby J Spady
120 N Reed Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261411

May 13 2026

Amount Paid \$8005.00
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.: 620061695

CHICAGO TITLE

620061695

STATUTORY WARRANTY DEED

THE GRANTOR(S) Riordan Sims, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Colby J Spady, an unmarried person and Kaylie M Reed, an
unmarried person

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 D, SEDRO WOOLLEY SP NO. SW-06-00, REC NO. 200103210062, BEING PTN LT 16, BLK
1, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY

Tax Parcel Number(s): P76879 / 4169-001-016-0009

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/8/26Riordan SimsTuyen Bui SimState of WASHINGTONCounty of PIERCEThis record was acknowledged before me on 5/8/26 by Riordan Sims and Tuyen Bui Sim.Emmanuel Williams
(Signature of notary public)Notary Public in and for the State of WASHINGTONMy appointment expires: 01-13-28EMMANUEL WILLIAMS
NOTARY PUBLIC
STATE OF WASHINGTON
LICENSE NUMBER 20102769
COMMISSION EXP. JANUARY 13, 2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76879 / 4169-001-016-0009

LOT D OF SEDRO WOOLLEY SHORT PLAT NO. SW-06-00, APPROVED MARCH 21, 2001, RECORDED MARCH 21, 2001, UNDER AUDITOR'S FILE NO. 200103210062, BEING A PORTION OF LOT 16, BLOCK 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 Rosedale Garden Tracts of Sedro-Woolley:

Recording No: Volume 3, Page 52

2. 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 City of Sedro Woolley Short Plat No. SW 98-04:

Recording No: 9810160075

3. Agreement RE: Maintenance of Private Road and Drainage Facilities including the terms, covenants and provisions thereof

Recording Date: March 21, 2001
Recording No.: 200103210061

4. 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 Sedro Woolley Short Plat No. SW 06-00:

Recording No: 200103210062

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. 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

EXHIBIT "B"Exceptions
(continued)

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."

7. Assessments, if any, levied by Sedro Woolley.
8. City, county or local improvement district assessments, if any.