

When recorded return to:

Shaun S. Kehrberg and Heather R. Kehrberg
6803 46th Ave NE
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261526

May 21 2026

Amount Paid \$15062.20
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
620061425

Escrow No.: 620061425

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas G. Mayes, a married man as a 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 Shaun S. Kehrberg and Heather R. Kehrberg, a married couple

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

LOTS 23 AND 23A, CAVANAWOOD SUBDIVISION NO. 1, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 33, 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): P64042 / 3875-000-023-0009

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

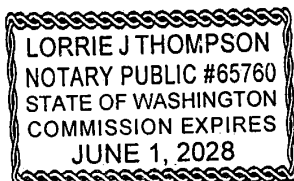
Dated: 5/14/2026Thomas G. Mayes
Thomas G. MayesTamara N. Thomas
Tamara N. ThomasState of WashingtonCounty of SKagitThis record was acknowledged before me on May 14, 2026 by Thomas G. Mayes and Tamara N. Thomas.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Exceptions

1. 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 Cavanawood Subdivision No. 1:

Recording No: 423527

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

Purpose: Forest protection road
Recording Date: March 30, 1947
Recording No.: 288264

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

Purpose: Forest protection road
Recording Date: April 20, 1935
Recording No.: 288266

4. Reservations contained in deed from English Lumber Company, a Washington corporation, including the terms, covenants and provisions thereof, recorded November 15, 1940, under Recording No. 331967

5. Easement for community well and water system furnishing water to the above described real estate and other property as disclosed by instrument dated March 29, 1956, executed by Henry T. Barnes and Phyllis Barnes, husband and wife, recorded April 6, 1956, under recording number 534106. We are unable to determine the location of the water system and well from the record.

6. Protected critical area site plan and the terms and conditions thereof:

Recording Date: October 30, 2003
Recording No.: 200310300106

7. Title Notification and the terms and conditions thereof:

Recording Date: May 14, 2004
Recording No.: 200405140129

EXHIBIT "A"Exceptions
(continued)

8. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:
- Recording Date: May 14, 2004
Recording No.: 200405140130
9. TRD1000 Maintenance Agreement Contract and the terms and conditions thereof:
- Recording Date: May 28, 2004
Recording No.: 200405280001
10. Grant of exclusive easement for drainfield & Landscaping
- Executed by: Thomas G. Mayes, as his separate property and Mary Ann Britton, Trustee of the Living Trust of Mary Ann Britton Dated October 30, 2023
Recording Date: January 2, 2025
Recording No.: 202501020018
11. 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: 202501020037
12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
13. 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

EXHIBIT "A"Exceptions
(continued)

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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.

