

When recorded return to:

Craig A Williamson and Janet L Williamson
16032 Snee Oosh Road
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261545

May 22 2026

Amount Paid \$21755.00
Skagit County Treasurer
By Kaylee Oudman 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
620062030

Escrow No.: 245478852

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert David Johnson and Stephanie Travers Johnson, Trustees of Johnson Living Trust dated February 14, 2013

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 Craig A Williamson and Janet L Williamson, 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 13, PLAT OF PARKSIDE, DIV II

Tax Parcel Number(s): P106975, 4644-000-013-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/15/2026

Johnson Living Trust dated February 14, 2013

BY: Robert David Johnson
Robert David Johnson
TrusteeBY: Stephanie Johnson
Stephanie Travers Johnson
TrusteeState of WashingtonCounty of Island

This record was acknowledged before me on 15 May 2026 by Robert David Johnson and Stephanie Travers Johnson as Trustee and Trustee, respectively, of Johnson Living Trust dated February 14, 2013.

Jamie Marie Whiton
(Signature of notary public)
Notary Public in and for the State of WA, Island
My appointment expires: 9/18/2026

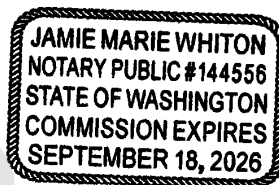


EXHIBIT "A"
Legal Description

LOT 13, PLAT OF PARKSIDE, DIVISION II, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 20 THROUGH 22, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Peter Rydberg and Anna Rydberg, husband and wife
 Purpose: Private road purposes
 Recording Date: November 5, 1917
 Recording No.: 121975
 Affects: The Northeast corner of Lot 16 and the Easterly portion of Tract C

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Power & Light Company
 Purpose: Underground electric system, together with necessary appurtenances
 Recording Date: October 3, 1994
 Recording No.: 9410030097
 Affects: Exact location and extent of easement is undisclosed of record

3. 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 Parkside Division 2:
 Recording No: 9502070066

4. 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, 1991
 Recording No.: 9105300048
 Modification(s) of said covenants, conditions and restrictions
 Recording Date: February 16, 1992
 Recording No.: 9202060046
 Amendment and declaration making said covenants and restrictions a part of the Plat of Parkside Division 2, recorded February 7, 1995, under Recording No. 9502070074, records of Skagit County, Washington.

EXHIBIT "B"Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 15, 1997
Recording No.: 9704150082

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 26, 2000
Recording No.: 200005260127

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 16, 1999
Recording No.: 199909160014

Modification(s) of said covenants, conditions and restrictions
Recording Date: August 31, 2001

Recording No.: 200108310164

5. 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: Parkside Owners' Association
Recording Date: February 6, 1992
Recording No.: 9202060046

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 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

EXHIBIT "B"Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

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