

202605280072

05/28/2026 03:34 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Jason Gilman
176 N Township St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261614

May 28 2026

Amount Paid \$6789.00
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
620062079

Escrow No.: 245478995

STATUTORY WARRANTY DEED

THE GRANTOR(S) Josephine L. Braddock, also shown of record as Josephine L. Decker, a married person as her separate estate

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 Jason Gilman, an unmarried person and Wendy M. Tucker, 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 14, THYME SQUARE BINDING SITE PLAN

Tax Parcel Number(s): P123741, 8062-000-014-0000

Subject To:

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

STATUTORY WARRANTY DEED

(continued)

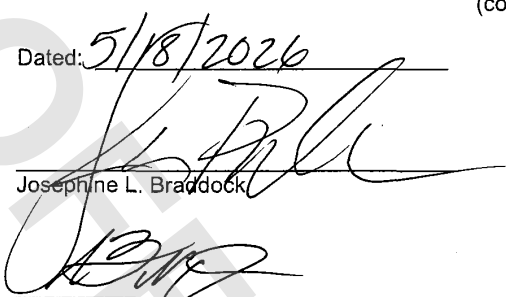
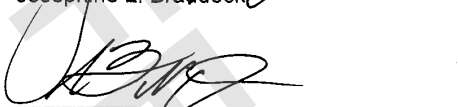
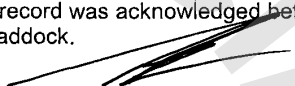
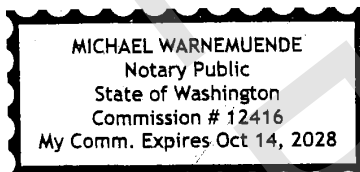
Dated: 5/18/2026
Josephine L. Braddock
Adam J. Braddock, Spouse of GrantorState of WACounty of SnohomishThis record was acknowledged before me on 5/18/26 by Josephine L. Braddock and Adam J. Braddock.
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 10/14/28

EXHIBIT "A"
Legal Description

LOT 14, THYME SQUARE BINDING SITE PLAN, APPROVED OCTOBER 19, 2005 AND
RECORDED NOVEMBER 10, 2005 UNDER AUDITOR'S FILE NO. 200511100117, 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 Thyme Square Binding Site Plan:

Recording No: 200511100117

2. Covenants, conditions and restrictions 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: March 7, 2003

Recording No.: 200303070186

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

Recorded: July 18, 2005

Auditor's No(s): 200507180085, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation

For: Construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information

Affects: Roadways and a portion of each lot adjacent to roadways

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: November 10, 2005

Recording No.: 200511100116

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

Recorded: February 14, 2005

Auditor's No.: 200502140151 and 200502140150, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Underground electric system, together with necessary appurtenances

EXHIBIT "B"

Exceptions

6. 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:

Recorded: November 10, 2005

Auditor's No(s): 200511100116, records of Skagit County, Washington

Imposed By: The Great American Dream, Inc.

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

Granted to: Comcast of Washington IV, Inc

Purpose: Broadband Communication Services

Recording Date: February 14, 2007

Recording No.: 200702140052

Affects: Said premises

Note: Exact location and extent of easement is undisclosed of record.

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