

When recorded return to:

Jacob Sorenson and Christa Sorenson
18566 Mason Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261618

May 28 2026

Amount Paid \$9010.20
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

Escrow No.: 620061894

CHICAGO TITLE

1020041894

STATUTORY WARRANTY DEED

THE GRANTOR(S) Betty I Woods, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jacob Sorenson and Christa Sorenson, a married couple and Brock Sorenson, 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.)

LTS 4, 5 & 6, BLK 3, PLAT OF RESERVE ADDN TO THE TOWN OF MONTBORNE

Tax Parcel Number(s): P103676 / 4136-003-006-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

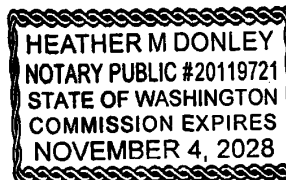
Dated: 5/21/2026Betty I Woods
Betty I WoodsState of Washington
County of SkagitThis record was acknowledged before me on 5/21/2026 by Betty I Woods.Heather M Donley
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 11-4-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103676 / 4136-003-006-0005

LOTS 4, 5 AND 6, BLOCK 3, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 59,
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:	Patrick M. Mason and Malinda L. Mason, husband and wife
Purpose:	Private driveway
Recording Date:	June 15, 1995
Recording No.:	9506150052
Affects:	Northeasterly portion of Lots 4 and 5 of said premises
2. Lot Certification including the terms, covenants and provisions thereof

Recording Date:	November 3, 1993
Recording No.:	9311030023
3. Agreement by and between Chuck Noyes; David Murdzia and Douglas Burns and Janeen Burns, husband and wife providing a Sewer Easement including the terms, covenants and provisions thereof

Recording Date:	October 11, 1996
Recording No.:	9610110037
4. Agreement by Ryan Morrison and Kelly Morrison, husband and wife providing a Sewer Easement including the terms, covenants and provisions thereof

Recording Date:	October 30, 1996
Recording No.:	9610300082
5. Agreement for Sewer Connection Charges including the terms, covenants and provisions thereof

Recording Date:	August 18, 1997
Recording No.:	9708180058
6. Skagit County Right to Manage Natural Resources Lands Disclosure, and the terms and conditions thereof:

Recording Date:	May 18, 2018
Recording No.:	201805180111
7. 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

EXHIBIT "B"Exceptions
(continued)

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

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