

When recorded return to:

Joshua M. Top and Rebecca A. Top
23941 Bassett Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262041

Jun 30 2026

Amount Paid \$5205.00
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

Chicago Title
620062435

Escrow No.: 620062435

STATUTORY WARRANTY DEED

THE GRANTOR(S) Duncan Stewart, as his separate estate and William Stewart, as his separate estate and Charles Gwin-Stewart, as his separate estate and Darryl Stewart, as his separate estate and Dean Eugene Stewart as the Personal Representative of The Estate of Gary Roy Stewart, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Joshua M. Top and Rebecca A. Top, a married couple

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

LOTS 5 AND 6, AND THE WEST 1/2 OF LOT 7, BLOCK 26, PLAT OF TOWN OF SEDRO, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, 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): P75578 / 4149-026-007-0010

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/25/24

Duncan Stewart

William Stewart

William Stewart

 Charles Gwin-Stewart

Darryl Stewart

Estate of Gary Roy Stewart, deceased

BY: Dean Eugene Stewart
Personal Representative

State of _____

County of _____

This record was acknowledged before me on _____ by Duncan Stewart.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____

County of _____

This record was acknowledged before me on _____ by William Stewart.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

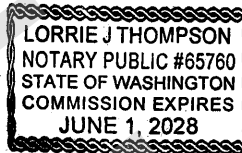
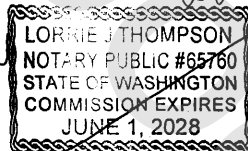
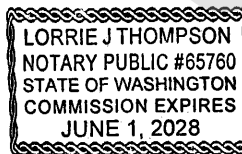
STATUTORY WARRANTY DEED

(continued)

Dated: 6/26/26Duncan Stewart
Duncan StewartWilliam Stewart
William StewartCharles Gwin-StewartDarryl Stewart

Estate of Gary Roy Stewart, deceased

BY:

Dean Eugene Stewart
Personal RepresentativeState of WashingtonCounty of SkagitThis record was acknowledged before me on June 26, 2026 by Duncan Stewart.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028State of WashingtonCounty of SkagitThis record was acknowledged before me on June 26, 2026 by William Stewart.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

Dated: 6-27-2026

WA-CT-FNRV-02150.620019-620062435

Dated: 6-28-26

BY: Dean Eugene Stewart PERSONAL REPRESENTATIVE
Dean Eugene Stewart
Personal Representative

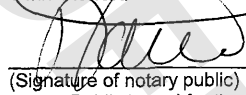
This record was acknowledged before me on _____ by Duncan Stewart.

This record was acknowledged before me on _____ by William Stewart.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

STATUTORY WARRANTY DEED

(continued)

State of AlaskaCounty of AnchorageThis record was acknowledged before me on June 25th, 2024 by Charles
Gwin-Stewart.

(Signature of notary public)

Notary Public in and for the State of AlaskaMy appointment expires: 2/22/30STATE OF ALASKA
NOTARY PUBLIC

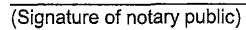
Nayelin E. Sosa

My Commission Expires Feb 22, 2030

State of _____

County of _____

This record was acknowledged before me on _____ by Darryl Stewart.



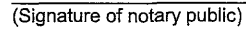
(Signature of notary public)

Notary Public in and for the State of _____

My appointment expires: _____

State of _____

County of _____

This record was acknowledged before me on _____ by Dean Eugene
Stewart as Personal Representative of Estate of Gary Roy Stewart, deceased.

(Signature of notary public)

Notary Public in and for the State of _____

My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

State of _____

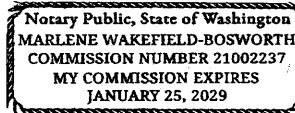
County of _____

This record was acknowledged before me on _____ by Charles
Gwin-Stewart.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of WashingtonCounty of LincolnThis record was acknowledged before me on June 27th, 2026 by Darryl Stewart.

Marlene Wakefield-Bosworth
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 1-25-2029



State of _____

County of _____

This record was acknowledged before me on _____ by Dean Eugene
Stewart as Personal Representative of Estate of Gary Roy Stewart, deceased.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

State of _____

County of _____

This record was acknowledged before me on _____ by Charles
Gwin-Stewart.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____

County of _____

This record was acknowledged before me on _____ by Darryl Stewart.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____State of WashingtonCounty of KingThis record was acknowledged before me on June 28, 2026 by Dean Eugene
Stewart as Personal Representative of Estate of Gary Roy Stewart, deceased.

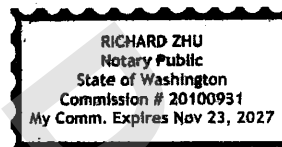
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: Nov 23, 2027

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 Town of Sedro:

Recording No: Volume 1, Page 17
2. 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 you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Sedro Woolley.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 06/01/26
between Joshua Top Rebecca Top ("Buyer")
and The Estate of Alice I. Stewart ("Seller")
concerning 419 Sterling St Sedro Valley WA 98281 (the "Property")

Buyer is aware that 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 you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated:
Joshua Top 06/01/26
Buyer Date

Duncan J. Stewart 5-4-26
Seller Date

Authenticated:
Rebecca Top 06/01/26
Buyer Date

Seller Date