

When recorded return to:

Kathryn Lohman
12360 Gull Dr
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262400

Jul 28 2026

Amount Paid \$12855.00
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

Escrow No.: 620062667

CHICAGO TITLE
620062667

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Charles Brumbaugh, Sr., a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Charles Krebs and Kathryn Lohman, unmarried persons and
Gary Krebs and Katherine Krebs, a married couple

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

LOT 32, NORTHSOUND ESTATES NO. 1, AS PER PLAT RECORDED IN VOLUME 9 OF
PLATS, PAGES 6 AND 7, 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): P67704 / 3962-000-032-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

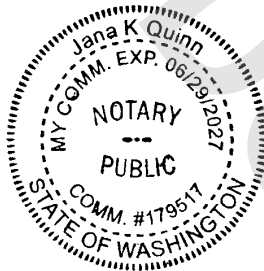
Dated: July 27, 2026Robert Charles Brumbaugh Sr.
Robert Charles Brumbaugh, Sr.Margaret Eileen Wallace
Margaret Eileen WallaceState of WashingtonCounty of SkagitThis record was acknowledged before me on July 27, 2026 by Robert Charles Brumbaugh, Sr. and Margaret Eileen Wallace.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

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 Northsound Estates No. I:

Recording No: 676023
2. Easement, including the terms and conditions thereof, reserved by instrument;

Recording Date: October 10, 1892
Volume: 23 of Deeds
Page: 690
For: Right of way for drainage purposes
Affects: A portion of said premises and other property
3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: October 1, 1962
Recording No.: 626901
In favor of: Gene Sargent and Charlotte Sargent
For: Roadway purposes
Affects: Private roadway delineated on plat
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: February 9, 1966
Recording No.: 678479
Executed By: North Sound Corporation

AMENDED by instrument(s):

Recording Date: February 2, 1981
Recording No.: 8102020019

NOTE: A purported abandonment of that certain easement and restriction designated in Paragraph 13 in instrument recorded February 9, 1966, under recording number 678479, records of Skagit County, Washington. This document was recorded on August 23, 1982, under recording number 8208230059, records of Skagit County, Washington.

EXHIBIT "A"Exceptions
(continued)

5. 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: February 9, 1966
Recording No.: 678478
Executed By: North Sound Corporation

6. 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: August 23, 1982
Recording No.: 8208230061

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 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.

EXHIBIT "A"

Exceptions
(continued)

9. City, county or local improvement district assessments, if any.

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 23, 2026
between Charles Krebs Kathryn Lohman Gary Krebs Katherine Krebs ("Buyer")
Buyer Buyer
and Robert Brumbaugh ("Seller")
Seller Seller
concerning 12360 Gull Drive Burlington WA 98233 (the "Property")
Address City State Zip

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.

Authentication
Charles Krebs 06/23/2026
Buyer Date

Robert Brumbaugh 6/23/26
Seller Date

Authentication
Gary Krebs 06/23/2026
Buyer Date

Authentication
Kathryn Lohman 06/23/26
Seller Date

Authentication
Katherine Krebs 06/23/26
Buyer Date