

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262544

Aug 07 2026

Amount Paid \$12321.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Michelle Skiles and Brett Skiles
4404 Landmark Dr
Mount Vernon, WA 98274

Chicago Title
500170528

STATUTORY WARRANTY DEED

Reference: 26-149-NES

THE GRANTOR(S)

Raymond L. Larsen, Jr. and Carole M. Larsen, husband and wife,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to

Michelle Skiles and Brett Skiles, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

LT 20, PLAT OF EAGLEMONT, PHASE 1A

Tax Parcel Number(s): P104287/ 4624-000-020-0009

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: August 6, 2026


Raymond L. Larsen, Jr.


Carole M. Larsen

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

This record was acknowledged before me on this 6 day of Aug., 2026, by
Raymond L. Larsen, Jr. and Carole M. Larsen.


Signature

Notary
Title

My commission expires: 3/9/27

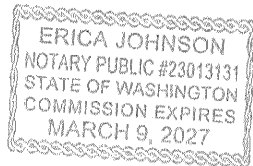


EXHIBIT A
LEGAL DESCRIPTION

LOT 20, PLAT OF EAGLEMONT, PHASE 1A, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

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 EAGLEMONT PHASE 1A: Recording No: 9401250031

Easement, including the terms and conditions thereof, granted by instrument(s); Recorded: October 11, 1993 Recording No.: 9310110127 In favor of: Cascade Natural Gas Corporation, a Washington corporation For: 10 foot right-of-way contract Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument; Recorded: November 2, 1993 Recording No.: 9311020145 In favor of: Puget Sound Power and Light Company, a Washington corporation For: Electric transmission and/or distribution line, together with necessary appurtenances Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road

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: January 25, 1994 Recording No.: 9401250030 Modification(s) of said covenants, conditions and restrictions Recording Date: December 11, 1995 Recording No.: 9512110030 Modification(s) of said covenants, conditions and restrictions Recording Date: March 18, 1996 Recording No.: 9603180110 Modification(s) of said covenants, conditions and restrictions Recording Date: February 1, 2000 Recording No.: 200002010099 Modification(s) of said covenants, conditions and restrictions Recording Date: February 1, 2000 Recording No.: 200002010100

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: Sea-Van Investments Association and Eaglemont Community Homeowners Association Recording No.: 9401250030

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 Survey: Recording No: 9212100080 .

Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all

damages sustained by reason of such entry Grantor: State of Washington Recording No.: 349044 Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Puget Sound Power & Light Company, a Washington corporation Purpose: Electric transmission and/or distribution line Recording Date: August 25, 1993 Recording No.: 9308250085 Affects: A 10-foot wide strip in the southeast quarter of the southeast quarter of section 17, township 34 north, range 4 east of the willamette meridian Note: Exact location and extent of easement is undisclosed of record.

Development Agreement to Eaglemont Gold Course Community Master Plan Recording Date: June 2, 2010 Recording No.: 201006020039

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

Assessments, if any, levied by Mt Vernon.

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 07/14/2026
between Michelle Skiles and Brett Skiles ("Buyer")
and Raymond L Larsen Jr and Carole M Larsen ("Seller")
concerning 4404 Landmark Dr Mount Vernon WA 98274 (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.

Signed by: Michelle Skiles 7/14/2026
Buyer Date

Signed by: B. Skiles 7/14/2026
Buyer Date

Authentication: Raymond L Larsen Jr. 07/15/26
Seller Date

Authentication: Carole M Larsen 07/15/26
Seller Date