202608100023
08/10/2026 09:36 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Roger Anderson
The RWA Trust
PO Box 2539
Gig Harbor, WA 98335

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262554
Aug 10 2026
Amount Paid $46517.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commerical
Mount Vernon, WA 98273

Chicago Title
620062869

Escrow No.: 245481036

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Brian Carroll and Monique Renee Carroll, a married couple

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 Roger Anderson, Trustee of The RWA Trust, dated March 14, 2014, and any amendments thereto

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

LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL05-0351, RECORDED OCTOBER 27, 2006, UNDER AUDITOR'S FILE NO. 200610270073, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF LOT 4, SHORT PLAT NO. 99-0035, RECORDED JANUARY 10, 2001, UNDER AUDITOR'S FILE NO. 200101100017, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALL IN GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P125204, 340208-4-004-0200

Subject to:

See attached Exhibit A

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: August 7, 2026

Michael Brian Carroll

Monique Renee Carroll

State of Washington
County of Whatcom
This record was acknowledged before me on 08/07/2026 by Michael Brian Carroll and Monique Renee Carroll.

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 08-29-2028

LEAH J RICHARDSON
NOTARY PUBLIC #13667
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 29, 2028

UNOFFICIAL DOCUMENT

Statutory Warranty Deed
(continued)
EXHIBIT "A"

Escrow No.: 245481036

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 Skagit County Short Plat No. PL05-0351:

Recording No: 200610270073

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 Skagit County Short Plat No. 99-0035:

Recording No: 200101100017

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Skagit County
Purpose:	Protected Critical Area together with the right of ingress and egress to and from said easement
Recorded:	January 10, 2001
Recording No.:	200101100017
Recording No.:	200101100018
Affects:	Portion of said premises

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 8, 2006
Recording No.:	200611080026

UNOFFICIAL DOCUMENT

Statutory Warranty Deed
(continued)
EXHIBIT "A"

Escrow No.: 245481036

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
Purpose:	Underground electric system, together with necessary appurtenances
Recorded:	January 2, 2007
Recording No.:	200701020086
Affects:	Portion of said premises

Skagit County Planning & Development Services - Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date:	October 27, 2006
Recording No.:	200610270074

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

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line
Recording Date:	November 23, 2015
Recording No.:	201511230115
Affects:	Portion of said premises

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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."