

When recorded return to:
Merri DeGraff and Betty Collings
1668 River Walk Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262583
Aug 12 2026
Amount Paid \$32323.52
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
620062116

Escrow No.: 620062116

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shawna Rexroat and Robin Rexroat, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Merri DeGraff and Betty Collings, a married couple

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.)

PARCEL A: PTN LTS 2, 3 AND 4, BLK. 4, PLAT OF "A. SEIGFRED'S FIRST PLAT OF BAY
VIEW, PADILLA BAY,"

PARCEL B: PTN GOVT LT 1, 31-35-3

Tax Parcel Number(s): P71147/4069-004-0008, P35087/350331-0-020-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

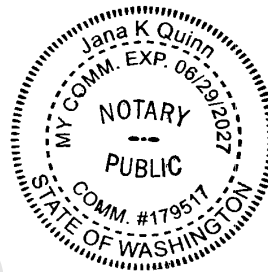
Dated: August 05, 2026Shawna Rexroat
Shawna RexroatRobin Rexroat
Robin RexroatState of WashingtonCounty of SkagitThis record was acknowledged before me on August 05, 2026 by Shawna Rexroat and Robin Rexroat.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P71147/4069-004-004-0008 and P35087/350331-0-020-0005

PARCEL A:

LOTS 2, 3 AND 4, BLOCK 4, PLAT OF "A. SEIGFRED'S FIRST PLAT OF BAY VIEW, PADILLA BAY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED "A" STREET LYING ADJACENT TO SAID LOT 2, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW,

ALSO TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY ADJOINING SAID LOTS 2, 3 AND 4, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

ALSO TOGETHER WITH THE SOUTH 1/2 OF THE NORTH 1/2 OF VACATED "A" STREET ADJOINING LOT 5, AND VACATED WEST 1/2 OF ALLEY ADJOINING SAID LOT 5, BLOCK 1, SAID PLAT OF "A. SIEGFRED'S FIRST PLAT OF BAYVIEW, PADILLA BAY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY.

PARCEL B:

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF "A" STREET AND FIRST STREET, AS SHOWN ON THE "PLAT OF BAYVIEW (MCKENNA AND ELLIOTT THE SECOND ADDITION) SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON:

THENCE SOUTHERLY ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 120 FEET, MORE OR LESS, TO A POINT 120 FEET NORTH OF THE NORTH LINE OF "B" STREET (AS MEASURED ALONG FIRST STREET) AS SHOWN ON SAID PLAT;

THENCE AT RIGHT ANGLES TO SAID FIRST STREET WESTERLY TO THE GOVERNMENT MEANDER LINE:

THENCE NORTHERLY ALONG THE MEANDER LINE TO THE SOUTH LINE OF "A" STREET;

THENCE EASTERLY TO THE PLACE OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, reservations 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: May 11, 1961
Recording No.: 607488

2. 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 Plat of Klingenmaier's Addition. :

Recording No: Volume 1, Page 3

3. 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 Plat of McKenna and Elliotts Second Addition:

Recording No: Volume 3 Page 19

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

Purpose: underground water line and meter
Recording Date: September 25, 1985
Recording No.: 8509250057
Affects: Parcel A

5. 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 Boundary Line Adjustment:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 201408210018

6. 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: 201505110106

7. Bill of Sale and the terms and conditions thereof:

Recording Date: April 23, 2018
Recording No.: 201804230113

8. Skagit County Planning & Development Services Plat Lot of record Certification and the terms and conditions thereof:

Recording Date: September 10, 2014
Recording No.: 201409100004

9. Notice of On-Site Sewage System Operation and Maintenance Requirements and the terms and conditions thereof:

Recording Date: July 13, 2016
Recording No.: 201607130055

10. 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.

11. 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

EXHIBIT "B"Exceptions
(continued)

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."

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