

AUDITOR'S CERTIFICATE

FILED FOR THE RECORD THIS 15 DAY OF MAY 2026
AT 10:05 AM UNDER AUDITOR'S FILE NO. 202608180035
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Dennis D. LeGro
SKAGIT COUNTY AUDITOR DEPUTY

LEGAL DESCRIPTION

Lot 10 and the Westerly 15 feet of Lot 11, Block 6, Freestad's Plat, First Division, as per plat recorded in Volume 7 of Plats, Page 69, records of Skagit County, Washington.
SUBJECT TO: Easements, restrictions, and reservations of record.
Situate in the County of Skagit, State of Washington.

NOTES

1. Legal Description for this survey taken from that Statutory Warranty Deed from Janis A. Jones, as personal representative of the Estate of Cleora A. Dunlap, Grantor to Melinda Cumming and Terry Purdy, a married couple, Grantee by that instrument dated April 22, 2026, and recorded April 28, 2026, under Auditor's File No. 202604280033, records of Skagit County, Washington.
2. For additional survey information refer to that survey for Skagit Land Trust by Denny D. LeGro, PLS by that instrument recorded January 8, 2026 under Auditor's File No. 202601080024, records of Skagit County, Washington.
3. The bearing reference for this survey is based upon the centerline of Scott Road as established by existing monumentation per Freestad's Plat, First Division as being N 72°22'50" E.
4. Survey Method: Field Traverse
Instrumentation: TOPCON PS-103
Theodolite: Min. Resolution/Accuracy 3"
E.D.M.: Accuracy ± (1.55mm + 2ppm)
5. Meridian: Assumed
6. This survey has been performed without the benefit of a current title report and therefore is subject to any Easements, Reservations, Restrictions, Covenants and other instruments of record.
7. All distances are in feet and decimals of a foot.
8. This survey may depict occupational indicators that may be the basis for claims of unwritten title ownership. This survey does not purport to resolve such claims, if any.
9. Reciprocal easement for driveway, dock and boat launch between owners of Lot 10 and Westerly 15 feet of Lot 11 (Sargeant), and owners of W 1/2 of Lot 12 and Lot 11, less the Westerly 15 feet thereof (Jones); recorded under Skagit County Auditor's File No. 202202170067. Description of Easement: Perpetual, non-exclusive easements over, under and across the easement area defined below for ingress, egress and utilities, including, but in no way limited to, the purpose of using, constructing, repairing, maintaining, replacing or otherwise improving and using the existing driveway, dock, and boat launch in substantially the same location and condition as they existed on January 15, 2022, and the Jones property, which contains a portion of the easement area. All areas of the Sargeant property and the Jones property, which contains a portion of the easement area, located within 5 feet of the driveway, dock, and boat launches they existed on January 15, 2022.
10. NW corner of building 0.5'-E of property line. SW corner of building 0.4'-E of property line.
11. North end fence 8.4'-E of property line. South end fence 8.5'-E of property line.

SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in June 2026 at the request of Melinda Cumming.

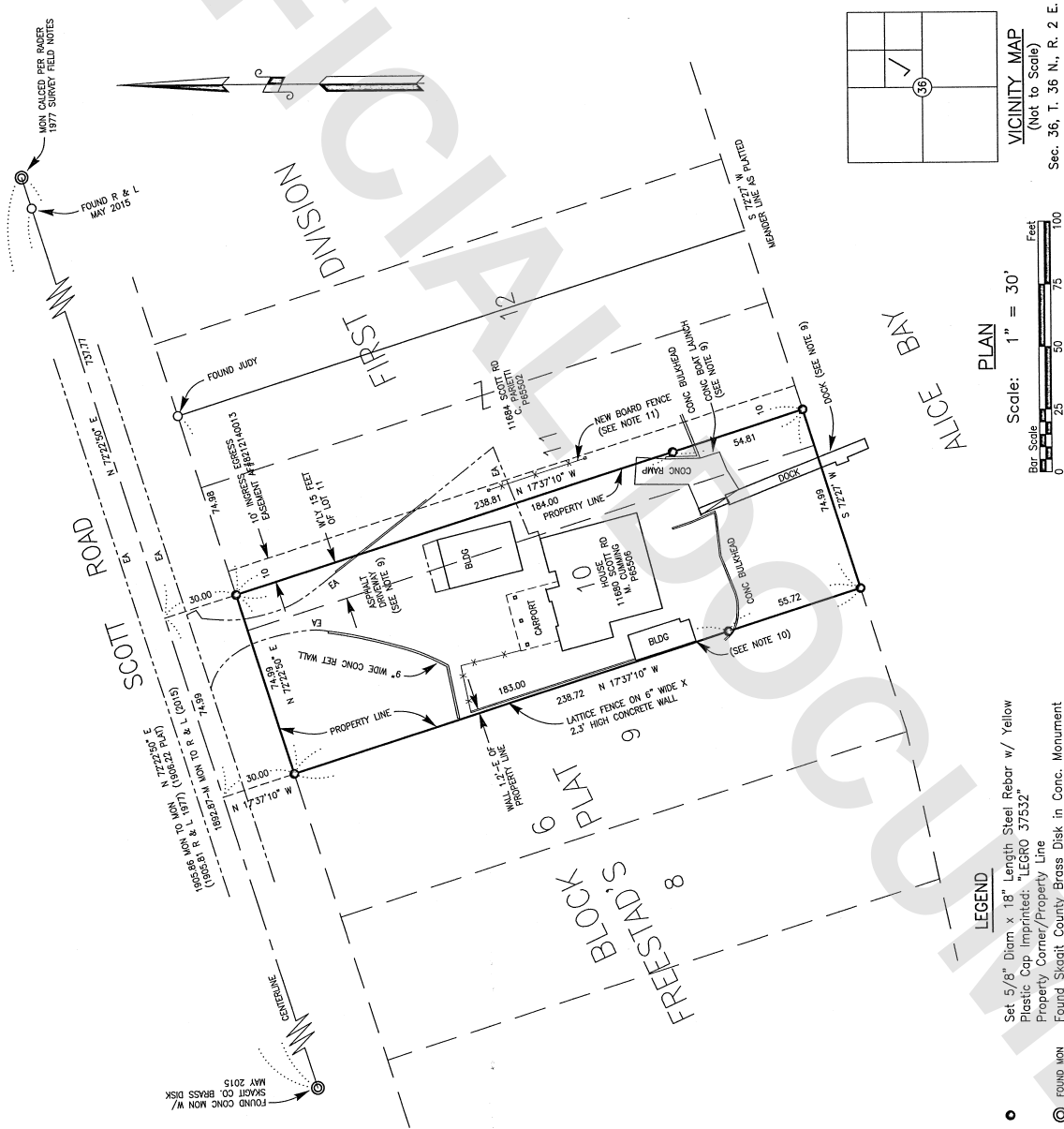
Dennis D. LeGro
DENNY D. LE GRO
LE GRO & ASSOCIATES, LLC
Engineer & Land Surveyors
1321 South 2nd Street
Mount Vernon, WA 98273
Registered Professional
Lic. # 37532 Date: 6-23-24



RECORD OF SURVEY

MELINDA CUMMING PROPERTY SURVEY

LOT 10 & W'LY 15 FT OF LOT 11, BLK 6, FREESTAD'S PLAT, 1ST DIV
PORTION OF THE SW 1/4 OF THE NE 1/4 (GOVT LOT 2) OF
SEC. 36, T. 36 N., R. 2 E.W.M.
SKAGIT COUNTY, WASHINGTON



PLAN

Scale: 1" = 30'



LEGEND

- Set 5/8" Diam x 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGR0 37532"
- Property Corner/Property Line
- Found Skagit County Brass Disk in Conc. Monument Punched.
- May 2015 Date Last Visited
- Found Ruler and Leonard survey rebar and cap. See Note 8 on sheet 2 of 2 Record of Survey AF No. 202601080024.
- Found "JUDY 7598" rebar and yellow survey cap
- Edge of Asphalt or County Oil Road
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.