

When recorded return to:

Drew Thomas Jenkins
7675 Cedar Park
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262774

Aug 28 2026

Amount Paid \$3653.00
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

Chicago Title
620063193

Escrow No.: 620063193

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory Kuehn and James Jenkins, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Drew Thomas Jenkins, an unmarried person

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

LOT 11, CEDAR PARK PLAT, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5,
2002 UNDER AUDITOR'S FILE NO. 200206050104, 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): P119224/4795-000-011-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 20, 2026Gregory V Kuehn
Gregory KuehnJames L Jenkins
James JenkinsState of WashingtonCounty of SkaagitThis record was acknowledged before me on August 20, 2026 by Gregory Kuehn and James Jenkins.Jana K Quinn
(Signature of notary public)Notary Public in and for the State of WashingtonMy 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 CEDAR PARK PLAT:

Recording No: 200206050104

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: September 17, 2001
 Auditor's No.: 200109170157, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
 Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted, and /or constructed within the above described property (When said streets and road are dedicated to the public, this clause shall become null and void)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (FIVE) foot perimeter of all grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

3. Terms, conditions, and restrictions of that instrument entitled Skagit County Right To Farm Disclosure;
 Recorded: April 14, 2006
 Auditor's No(s): 200604140078, records of Skagit County, Washington
4. 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

EXHIBIT "A"Exceptions
(continued)

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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Concrete.
7. City, county or local improvement district assessments, if any.