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08/31/2026 01:09 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Jordan Johnson
1508 Hoehn Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262805

Aug 31 2026

Amount Paid \$8672.00
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

Escrow No.: 620063123

STATUTORY WARRANTY DEED

THE GRANTOR(S) Candace I. Davis, an unmarried person

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

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.)

PTN TRACT 10, DEITER'S ACREAGE

Tax Parcel Number(s): P64951 / 3899-000-010-0105

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

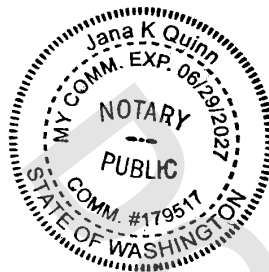
Dated: August 24, 2026Candace I. Davis
Candace I. DavisState of WashingtonCounty of SkagitThis record was acknowledged before me on August 24, 2026 by Candace I. Davis.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64951 / 3899-000-010-0105

That portion of Tract 10, DEITER'S ACREAGE, SKAGIT CO., WASH, as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of said Tract 10m which is 150 feet West of the Southeast corner of Tract 9 in said plat;
thence Northwesterly in a straight line to a point on the Northwesterly line of said Tract 10, which is 257 feet Southwesterly of the Northeasterly corner of said Tract 9;
thence Southwesterly along said Northwesterly line 85 feet;
thence Southerly in a straight line to a point on the South line of said Tract 10, which is 85 feet West of the point of beginning;
thence East 85 feet to the point of beginning;

EXCEPT that portion of said Tract 10 described as follows:

Beginning at a point on the South line of said Tract 10, which is 150 feet West of the Southeast corner of Tract 9, in said plat;
thence continuing South 89°51'04" West along said South line, a distance of 9.00 feet;
thence North 13°39'05" West, a distance of 24.79 feet;
thence South 31°40'35" East, a distance of 28.28 feet to the point of beginning;

TOGETHER WITH that portion of said Tract 10 described as follows:

Beginning at the Southeast corner of Tract 9 of said plat;
thence South 89°51'04" West, along the South line of said plat, a distance of 150.00 feet;
thence North 31°40'35" West, a distance of 28.28 feet to the point of beginning;
thence continuing North 31°40'35" West, a distance of 77.30 feet;
thence North 89°51'03" East, a distance of 24.60 feet;
thence South 13°39'04" East, a distance of 67.77 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

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 Deiter's Acreage:

Recording No: Volume 3, Page 53

2. 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."

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

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 August 03, 2026
between Jordan W Johnson ("Buyer")
Buyer Buyer
and Candace I Davis ("Seller")
Seller Seller
concerning 1508 Hoehn Rd Sedro Woolley WA 98284 (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.

Authentisign
Jordan W Johnson 08/04/2026
Buyer Date

Authentisign
Candace I Davis 08/03/2026
Seller Date

Buyer Date

Seller Date