

When recorded return to:
Joel Wade and Jennifer Wade
12019 117th Ave NE,
Lake Stevens, WA 98258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262850

Sep 02 2026

Amount Paid \$20331.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620062776

Escrow No.: 620062776

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffery Derek Roberts, an unmarried person and Katie Roberts also appearing of record as Katie Lynne Knight, 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 Joel Wade and Jennifer Wade, 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.)

TRACT D, SHORT PLAT NO. 91-103, REC NO. 9212220133; BEING PTN NW 15-35-07

Tax Parcel Number(s): P102966/350715-2-004-0201

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 19, 2026


Jeffery Derek Roberts

Katie Roberts

State of Washington
County of Snohomish
This record was acknowledged before me on 8/31/2026 by Jeffery Derek Roberts.

(Signature of notary public)

Notary Public in and for the State of WA
My commission expires: 9-4-26

NOTARY PUBLIC STATE OF WASHINGTON SHARON E. SCHOONOVER License Number 173976 My Comm. Exp. 09-04-2026
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State of _____
County of _____

This record was acknowledged before me on _____ by Katie Roberts.

(Signature of notary public)

Notary Public in and for the State of _____
My commission expires: _____

STATUTORY WARRANTY DEED (continued)

Dated: August 19, 2026

Jeffery Derek Roberts
Jeffery Derek Roberts
Katie Roberts
Katie Roberts

State of Washington
County of Snohomish
This record was acknowledged before me on 8/31/2026 by Jeffery Derek Roberts.

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Comm. Exp. 09-04-2026

State of Washington
County of Snohomish
This record was acknowledged before me on 9-1-26 by Katie Roberts.

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 5/29/27

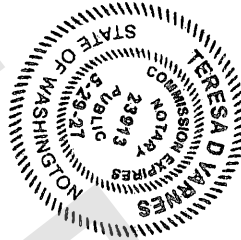


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102966/350715-2-004-0201

TRACT D, SKAGIT COUNTY SHORT PLAT NO. 91-103, APPROVED DECEMBER 3, 1992, AND RECORDED DECEMBER 22, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 163, UNDER AUDITOR'S FILE NO. 9212220113, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF PARCEL A OF SKAGIT COUNTY SHORT PLAT NO. 102-78 AND A PORTION OF LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 6-85, ALL IN SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS IRON MOUNTAIN VIEW LANE AS DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 91-103, APPROVED DECEMBER 3, 1992, AND RECORDED DECEMBER 22, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 163, UNDER AUDITOR'S FILE NO. 9212220113, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF PARCEL A OF SKAGIT COUNTY SHORT PLAT NO. 102-78 AND A PORTION OF LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. 6-85, ALL IN SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

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 Short Plat No. 102-78:

Recording No: 7903290002

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 Short Plat No. 6-85:

Recording No: 8503220006

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 SKAGIT COUNTY SHORT PLAT NO. 91-103:

Recording No: 9212220113

4. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof:

Recording Date: December 4, 2001
Recording No.: 200112040099

Waiver of Six Year Development Moratorium and the terms and conditions thereof under
Recording No.: 200411180065

5. Title Notification and the terms and conditions thereof:

Recording Date: January 12, 2005
Recording No.: 200501120028

6. Low Flow Mitigation Summary and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: January 12, 2005
Recording No.: 200501120029

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