



202609030077

09/03/2026 02:30 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Austen W. Ernst, an unmarried person
2041 Firwood Ln
Camano Island, WA 98282

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2026-2890

SEP 03 2026

Amount Paid \$4,085.00

Skagit Co. Treasurer
By CC Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620062375

Chicago Title
620062375

STATUTORY WARRANTY DEED

THE GRANTOR(S) Teal Snowden LLC, a Washington Limited Liability Company

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

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

LOT C OF SKAGIT COUNTY SHORT PLAT NO. 94-039, APPROVED JUNE 4, 1998 AND
RECORDED JUNE 5, 1998 AS AUDITOR'S FILE NO. 9806050056 IN BOOK 13 OF SHORT
PLATS, PAGE 133, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING A PORTION OF
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP
33 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P113278/330420-3-002-0400

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: September 2, 2026

Teal Snowden LLC, a Washington Limited Liability Company

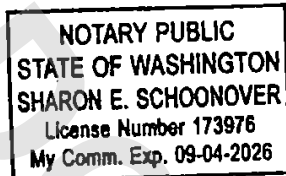
BY: Margaret D Maxwell
Margaret D. Maxwell
ManagesBY: Frederick P Maxwell
Frederick P. Maxwell
ManagerState of Washington
County of SnohomishThis record was acknowledged before me on 9-2-2026 by
Margaret D Maxwell & Frederick P Maxwell
as manages of
Teal Snowden LLC[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-4-26

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 Survey:

Recording No: 8302250026

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: right of way
 Recording Date: June 10, 1983
 Recording No.: 8306100057
 Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: John Nash Ott, Individually and as Executor of the Estate of Agnes A. Ott, deceased
 Purpose: Utilities
 Recording Date: August 23, 1984
 Recording No.: 8408230025
 Affects: Portion of said premises

4. 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. 30-85:

Recording No: 8611070003

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 Short Plat No. 94-039:

EXHIBIT "A"Exceptions
(continued)

Recording No: 9806050056

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

Granted to: John G. Hanstad and Denise E. Hanstad, husband and wife
Purpose: Utilities
Recording Date: August 16, 2000
Recording No.: 200008160004

7. Skagit County Planning and Development Services,

Recording Date: June 22, 2010
Recording No.: 201006220039

8. 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."

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