

When recorded return to:
David Marshall and Rebecca Cox
415 Warner St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263067

Sep 17 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.: 620062918

CHICAGO TITLE
620062918

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald J. Hanna, a married person as his separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to David Marshall and Rebecca Cox, husband and wife

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 LTS 3, 4, 5 & 6, BLK 46, FIRST ADDN TO THE TOWN OF SEDRO, AKA LT B, SVY, REC
NO. 9605230061

Tax Parcel Number(s): P114182 / 4150-046-004-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

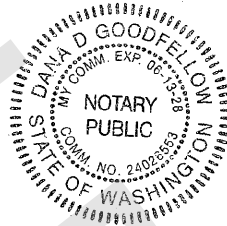
Dated: 09/11/2026Donald J. Hanna
Donald J. HannaJenifer M. Hanna
Jenifer M. HannaState of WashingtonCounty of ClallamThis record was acknowledged before me on 09/11/2026 by Donald J. Hanna
and Jenifer M. Hanna.Dana D. Goodfellow
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 06/13/28

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114182 / 4150-046-004-0000

THE WEST 50 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF,
DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5 AND 6, BLOCK 46, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

(ALSO SHOWN AS LOT B OF THAT SURVEY RECORDED MAY 23, 1996, IN VOLUME 18 OF
SURVEYS, PAGE 81, UNDER AUDITOR'S FILE NO. 9605230061, RECORDS OF SKAGIT COUNTY,
WASHINGTON).

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 First Addition to the Town of Sedro:

Recording No: Volume 3, Page 29

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 Survey:

Recording No: 9605230061

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration

EXHIBIT "B"

Exceptions
(continued)

of the terms.

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by the City of Sedro Woolley.