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09/18/2026 11:26 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Thomas Sigmond and Teresa Sigmond
3646 Alzarine Ter
The Villages, FL 32163

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263082

Sep 18 2026

Amount Paid \$13300.00
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
620063262

Escrow No.: 620063262

STATUTORY WARRANTY DEED

THE GRANTOR(S) Darrell Feller and Mary Feller, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Thomas Sigmond and Teresa Sigmond, 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.)

LT. 1,CITY OF ANACORTES SHORT PLAT, FRAZIER SHORT PLAT ANA-06-004, REC NO.
200609190008 AND PTN PTN NE 1/4 SW 1/4 SEC 25-35-1E, W.M

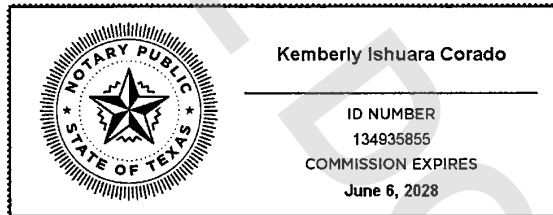
Tax Parcel Number(s): P125038 / 350125-0-086-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 09/15/2026

Darrell Feller
Darrell Feller
Mary Feller
Mary Feller

State of Texas
County of DentonThis record was acknowledged before me by means of communication technology
on 09/15/2026 by Darrell Feller and Mary FellerNotary Public
My commission expires: 06/06/2028

Electronically signed and notarized online using the Proof platform.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125038 / 350125-0-086-0100

LOT 1, CITY OF ANACORTES SHORT PLAT, FRAZIER SHORT PLAT ANA-06-004, RECORDED SEPTEMBER 19, 2006 UNDER AUDITOR'S FILE NO. 200609190008, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 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 Survey:

Recording No: 9502160017
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 CITY OF ANACORTES SHORT PLAT, FRAZIER SHORT PLAT ANA-06-004:

Recording No: 200609190008
3. Easement(s) and the terms and conditions thereof, for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Hoyer Homes a Washington limited liability company and the City of Anacortes
Purpose: Utilities
Recording Date: January 5, 2015
Recording No.: 201501050082
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Anacortes.
6. City, county or local improvement district assessments, if any.

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 13, 2026
between Thomas A Sigmond Teress A Sigmond ("Buyer")
Buyer Buyer
and Darrell Feller Mary Feller ("Seller")
Seller Seller
concerning 4008 H Avenue Anacortes WA 98221 (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.

TAS 8/13/26
Buyer Date

[Signature] 8/13/26
Buyer Date

Authenticated: Mary Feller 08/14/26

Seller Date

Authenticated: Mary Feller 08/14/26

Seller Date