

202609230073

09/23/2026 12:02 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Matthew Dillingham and Delaney Berglund
5950 Hoogdal Branch Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263131

Sep 23 2026

Amount Paid \$5085.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620062241

Escrow No.: 245481996

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randall J Scheunemann, a married man as his separate estate and Zach J Scheunemann, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Matthew Dillingham and Delaney Berglund, a married couple and Timothy Dillingham and Marina Dillingham, a married couple

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

LOT 1, SHORT PLAT NO. 95-022, APPROVED NOVEMBER 20, 1995, RECORDED DECEMBER 7, 1995, UNDER AUDITOR'S FILE NO. 9512070022, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.; TOGETHER WITH A 20 FOOT ACCESS EASEMENT OVER A PORTION OF LOT 2, SHORT PLAT NO. 95-022, APPROVED NOVEMBER 20, 1995, RECORDED DECEMBER 7, 1995, UNDER AUDITOR'S FILE NO. 9512070022, RECORDS OF SKAGIT COUNTY, AS SHOWN ON THE FACE OF SAID SHORT PLAT. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P50724, 360435-3-008-0009

Subject to:

STATUTORY WARRANTY DEED

(continued)

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 95-022:

Recording No: 9512070022

Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: March 16, 2016

Recording No.: 201603160043

Said instrument is a re-recording of:

Recording Date: February 18, 2016

Recording No.: 201602180073

Protected Critical Area Site Plan, and the terms and conditions thereof:

Recording Date: March 19, 2021

Recording No.: 202103190103

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Transmission, distribution and sale of electricity

Recording Date: June 18, 2021

Recording No.: 202106180067

Affects: Portion of said premises

Skagit County Planning & Development Services Lot of Record Certification, and the terms and conditions thereof:

Recording Date: August 25, 2021

Recording No.: 202108250090

Notification of drinking water system status, and the terms and conditions thereof:

Recording Date: March 8, 2024

Recording No.: 202403080043

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

STATUTORY WARRANTY DEED

(continued)

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.

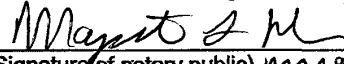
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Dated: 9/18/26

 Randall J Scheunemann

Zach J Scheunemann

State of MONTANACounty of FORTHEADThis record was acknowledged before me on 9/18/2026 by Randall J Scheunemann.

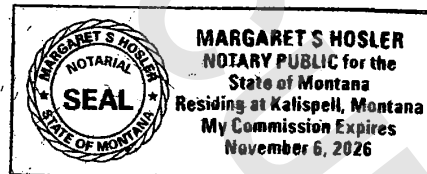

 (Signature of notary public) MARGARET S. HOSLER
 Notary Public in and for the State of MONTANA
 My commission expires: 11-06-2026

State of _____

County of _____

This record was acknowledged before me on _____ by Zach J Scheunemann.

 (Signature of notary public)
 Notary Public in and for the State of _____
 My commission expires: _____

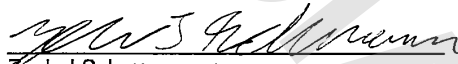


STATUTORY WARRANTY DEED

(continued)

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Dated: _____

Randall J Scheunemann

Zach J Scheunemann

State of _____

County of _____

This record was acknowledged before me on _____ by Randall J Scheunemann.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

State of WashingtonCounty of SkagitThis record was acknowledged before me on 9-17-2026 by Zach J Scheunemann.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028