

When recorded return to:

Judith Roberts and Richard Roberts
2912 E Blackburn Road
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20263180

Sep 25 2026

Amount Paid \$10630.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Chicago Title
620063171

Title No.: 620063171
Escrow No.: 245481645

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Smith and Martha Jane Weil, also shown of record as Jane Weil Smith,
husband and wife

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 Richard E. Roberts and Judith Marie Roberts, 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.)

TRACT B, SC SPL NO. 93-054, REC NO. 9411080001 BEING PTN NW ¼ 14-34-01E W.M.

Tax Parcel Number(s): P109910, 340114-2-025-0000

Subject to:

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

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."

STATUTORY WARRANTY DEED
(continued)

Dated: 9/22/2026

David Smith
David Smith

Martha Jane Weil
Martha Jane Weil

State of WASHINGTON
County of SAN JUAN

This record was acknowledged before me on SEPT 22, 2026 by David Smith and Martha Jane Weil.

Janeill Beescker
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: 08.27.2027

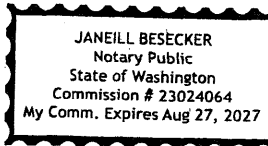


EXHIBIT "A"
Legal Description

TRACT B, SKAGIT COUNTY SHORT PLAT NO. 93-054 AS APPROVED NOVEMBER 4, 1994 AND
RECORDED NOVEMBER 4, 1994 IN VOLUME 11 OF SHORT PLATS, PAGE 139 UNDER
AUDITOR'S FILE NO. 9411080001, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED
UNDER AUDITOR'S FILE NO. 200006290081, 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 Short Plat No. 1-82:

Recording No: 8202110032

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: underground electric transmission and/ or distribution

Recording Date: October 15, 1991

Recording No.: 9110150015

Affects: as described

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 30, 1992

Recording No.: 9203300067

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. 93-054:

Recording No: 9411080001

5. Relinquish Easement on Short Plat for Tract B and the terms and conditions thereof:

Recording Date: June 29, 2000

Recording No.: 200006290080

6. New Easement for Tract B and the terms and conditions thereof:

Recording Date: June 29, 2000

Recording No.: 200006290081

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

Purpose: ingress and egress

Recording Date: June 29, 2000

Recording No.: 200006290082

Affects: as described

Said easement was supercede and replaced by instrument under Skagit County Recording No.: 200102260011

8. Tract A, B and C Easements on Mud Lake and the terms and conditions thereof:

Recording Date: June 30, 2000

Recording No.: 200006300134

Said easement was supercede and replaced by instrument under Skagit County Recording No.: 200102260010

EXHIBIT "B"

Exceptions

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

Purpose: tree preservation
Recording Date: March 5, 2001
Recording No.: 200103050201
Affects: as described

10. Road Maintenance Agreement for Tract A and Tract B and the terms and conditions thereof:

Recording Date: March 9, 2001
Recording No.: 200103090253

11. Option for Share in Community Well on Tract A and the terms and conditions thereof:

Recording Date: March 9, 2001
Recording No.: 200103090254

12. Option for Tract C and Tract 4 1/3 Shares in Deep Well on Tract B and the terms and conditions thereof:

Recording Date: March 9, 2001
Recording No.: 200103090255

13. Well Association Agreement and the terms and conditions thereof:

Recording Date: June 13, 2001
Recording No.: 200106130141

14. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: July 26, 2001
Recording No.: 200107260001

15. 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.