202609300013
09/30/2026 08:49 AM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

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When recorded return to:
Betty Alley
14503 Meridian E, Apt 114
Puyallup, WA 98375

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263221
Sep 30 2026
Amount Paid $10051.50
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
Builder Services 620063512

Escrow No.: 620063512

STATUTORY WARRANTY DEED

THE GRANTOR(S) PTW Homes 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 Betty Alley, an unmarried person

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

LOT 12, PLAT OF PIONEER LANDING, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 2025 UNDER RECORDING NO. 202510280014, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P137409 / 6122-000-012-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 9/29/26

PTW Homes LLC

BY: _____
Paul Woodmansee
As a Co-Manager of PTW Investments, LLC the sole manager and member of said entity

State of Washington

County of Skagit

This record was acknowledged before me on September 29th 2026 by Paul Woodmansee
As a Co-Manager of PTW Investments, LLC the sole manager and member of PTW Homes LLC

_____
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 05-29-29

MITCHELL PARFITT
NOTARY PUBLIC
COMMISSION EXPIRES
20110895
5-29-29
STATE OF WASHINGTON

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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 the Plat of Otto Greenstreet's Addition to Sedro Woolley, recorded in Volume 6 of Plats, Page 18:

   Recording No: 414162

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: 202204150053

3. 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: To construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of electricity
   Recording Date: June 17, 2025
   Recording No.: 202506170051
   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 the Plat of Pioneer Landing:

   Recording No: 202510280014

5. Covenants, conditions, restrictions and easements 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

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EXHIBIT "A"

Exceptions
(continued)

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: October 28, 2025
Recording No.: 202510280015

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 24, 2026
Recording No.: 202603240094

6. Liens and charges as set forth in the above mentioned declaration,

Payable to: Pioneer Landing Homeowners Association

7. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual and the terms and conditions thereof:

Recording Date: October 28, 2025
Recording No.: 202510280016

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

Granted to: PTW Homes, LLC, a Washington limited liability company
Purpose: Private waterline easement
Recording Date: November 19, 2025
Recording No.: 202511190006
Affects: Said premises and other property

9. 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

EXHIBIT "A"

Exceptions
(continued)

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."

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

11. Assessments, if any, levied by the City of Sedro-Woolley.

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