202610050044
10/05/2026 11:27 AM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

When recorded return to:
Nicholas Mautz, an unmarried person
4523 Eddie Lane
Blaine, WA 98230

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263285
Oct 05 2026
Amount Paid $4293.00
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
620063302

Escrow No.: 620063302

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard C Tremper, an unmarried person

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Nicholas Mautz, an unmarried person

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

LOT 5 AND 6, BLOCK 5, HAMSTROM'S ADDITION TO GRASSMERE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 82, 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): P71062 / 4067-005-006-0104

Subject to:

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

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: October 01, 2026

Richard C. Tremper
Richard C Tremper

State of Washington
County of Skagit
This record was acknowledged before me on 10/01/2026 by Richard C Tremper.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

Jana K Quinn
MY COMM. EXP. 06/29/2027
NOTARY
PUBLIC
COMM. #179517
STATE OF WASHINGTON

UNOFFICIAL DOCUMENT

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 Hamstrom's Addition to Grassmere, recorded in Volume 3 of Plats, Page 82:

   Recording No: 74456

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: 200202060011

3. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

   Executed by: Sidney Greene, etal
   Recording No.: 201405230124

   Reference is hereby made to said document for full particulars.

4. 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.

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Exceptions
(continued)

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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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