

When recorded return to:

Debra S Gudmundsson and Petur Gudmundsson
506 Timberland Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263303

Oct 07 2026

Amount Paid \$13478.00
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
620063252

Escrow No.: 620063252

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas Roger Neal and Cynthia Suzanne Davis, Trustees of The Douglas R. Neal and Cynthia S. Davis Trust dated July 15, 2025

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Debra S Gudmundsson and Petur Gudmundsson, a married couple

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

LOT 37, PLAT OF TWIN BROOKS PHASE 3 LU-05-024, AS PER PLAT RECORDED APRIL 21, 2016 UNDER RECORDING NO. 201604210098, BEING A RE-RECORDING OF RECORDING NO. 201604150158, 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): P133106 / 6035-000-037-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: Oct. 2, 2026

The Douglas R. Neal and Cynthia S. Davis Trust dated July 15, 2025

BY: Douglas R. NealDouglas R Neal
TrusteeBY: Cynthia DavisCynthia Davis
TrusteeState of WashingtonCounty of SKagit

This record was acknowledged before me on 10-2-2026 by Douglas R Neal and Cynthia Davis as Trustee and Trustee, respectively, of The Douglas R. Neal and Cynthia S. Davis Trust dated July 15, 2025.

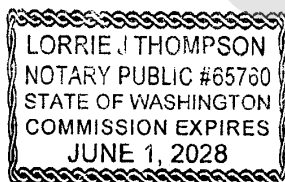
Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

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 Survey:

Recording No: 8404110015

2. Easement Agreement including the terms, covenants and provisions thereof

Recording Date: March 13, 2007

Recording No.: 200703130113

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

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution system

Recording Date: October 15, 2007

Recording No.: 200710150144

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 Twin Brooks Phase 2 LU-05-024:

Recording No: 201503180026

5. 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 18, 2015

Recording No.: 201503180027

Modification(s) of said covenants, conditions and restrictions

Recording No.: 201510120065

EXHIBIT "A"Exceptions
(continued)

Recording No.: 201604150159
Recording No.: 201608010237
Recording No.: 201702140051
Recording No.: 201802270056
Recording No.: 201804100031

6. Restrictive Covenant (Regarding Eligible Adult Residents) including the terms, covenants and provisions thereof

Recording Date: March 18, 2015
Recording No.: 201503180028

7. 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 Twin Brooks Phase 3 LU-05-024:

Recording No: 201604210098

Said instrument is a re-recording of Recording No. 201604150158

8. City of Mount Vernon Resolution No. 907 and Development Agreement and the terms and conditions thereof

Recording Date: April 28, 2016
Recording No.: 201604280010

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Mount Vernon.
11. 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**

Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 09/05/26
between Petur Gudmundsson Debra Gudmundsson ("Buyer")
Buyer Buyer
and Douglas R Neal Cynthia S Davis ("Seller")
Seller Seller
concerning 506 Timberland Loop Mount Vernon WA 98273 (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.

Petur Gudmundsson 09/05/26
Buyer Date
Debra Gudmundsson 09/05/26
Buyer Date

Cynthia S Davis 8/14/26
Seller Date
Douglas R. Neal 8/14/26
Seller Date