

When recorded return to:
Ashlin Rose Bouey
212 Gibson St
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263308
Oct 07 2026
Amount Paid \$5621.00
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
620061705

Escrow No.: 620061705

STATUTORY WARRANTY DEED

THE GRANTOR(S) Blake Melum, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ashlin Rose Bouey, an unmarried person and Daniel Sizemore, an unmarried person

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.)

PTN LTS 17 & 18, BLK 15, WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON

Tax Parcel Number(s): P116620 / 4177-015-018-0100

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 10-05-26Blake Melum

Blake Melum

Katelin Rae Melum

Katelin Rae Melum

State of WashingtonCounty of SKagitThis record was acknowledged before me on 10-5-2026 by Blake Melum and
Katelin Rae Melum.Lorrie J Thompson

(Signature of notary public)

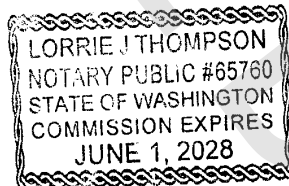
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116620 / 4177-015-018-0100

PARCEL A:

THE SOUTH 1/2 OF LOTS 17 AND 18, ALL IN BLOCK 15, WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THE EAST 20 FEET THEREOF;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE SEWER LINE EASEMENT OVER, UNDER AND ACROSS THE WEST 5 FEET OF THE NORTH HALF OF SAID LOT 18;

ALSO, A NON-EXCLUSIVE UTILITIES EASEMENT OVER, UNDER AND ACROSS THE EAST 15 FEET OF THE NORTH HALF OF LOT 17;

AND ALSO, A NON-EXCLUSIVE UTILITIES EASEMENT OVER, UNDER AND ACROSS, THE EAST 20 FEET OF THE SOUTH HALF OF SAID LOT 17.

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 the Plat of Woolley, the Hub of Skagit County, Washington:

Recording No: Volume 2, Page 92

2. Reservations contained in Deed and the terms and conditions thereof:

Recording Date: July 7, 1998
Recording No.: 9807010066

Being a re-recording of Recording No. 9803090106

3. 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 Survey:

Recording No: 200205300250

4. Agreement for Hazardous Substances Certificate and Indemnity and the terms and conditions thereof:

Executed by: Glenn C. Ash and Kristin J. Ash and Peoples' s Bank, Anacortes office
Recording Date: May 15, 2001
Recording No.: 200105150137

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

6. 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

EXHIBIT "B"Exceptions
(continued)

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."

7. Note: Manufactured Home Title Elimination Application recorded under Recording No. 201905150044 recites that a manufactured (mobile) home is, or is being affixed to the Land.
8. Assessments, if any, levied by Sedro Woolley.
9. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 07, 2026
between Ashlin Bouey Daniel Sizemore ("Buyer")
Buyer Buyer
and Blake Melum ("Seller")
Seller Seller
concerning 212 Gibson St Sedro Woolley WA 98284 (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.

Authentication
Ashlin Bouey 09/08/2026
Buyer Date
Authentication
[Signature] 09/08/2026
Buyer Date

Authentication
Blake Melum 09/08/2026
Seller Date
Authentication
[Signature] 09/08/2026
Seller Date