

When recorded return to:

Michael Adderly and Diane Roseann Adderly
3301 Park Ln Unit A
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263319

Oct 08 2026

Amount Paid \$6069.00
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

Escrow No.: 620061744

Chicago Title
620061744

STATUTORY WARRANTY DEED

THE GRANTOR(S) Siara Stakkeland, a married person as a separate estate and Shonnie Stakkeland, 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 Michael Adderly and Diane Roseann Adderly, a married couple

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

UNIT 3301-A, PARK LANE CONDOMINIUM PHASE I, AS PER CORRECTION SURVEY MAP AND SET OF PLANS RECORDED APRIL 12, 2007, UNDER RECORDING NO. 200704120145, (FORMERLY SHOWN AS UNIT 3301-B, AS PER SURVEY MAP AND SET OF PLANS RECORDED ON AUGUST 23, 2005, UNDER RECORDING NO. 200508230144) AND AS DESCRIBED IN THAT CERTAIN CONDOMINIUM DECLARATION RECORDED AUGUST 23, 2005, UNDER RECORDING NO. 200508230145, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P122524 / 4869-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

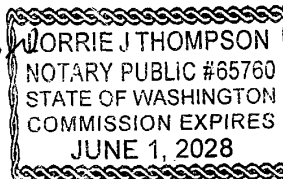
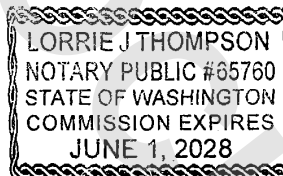
Dated: 10/07/26[Signature]
Siara Stakkeland[Signature]
Shonnie StakkelandState of WashingtonCounty of SKagitThis record was acknowledged before me on 10-7-2026 by Siara Stakkeland.[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028State of WashingtonCounty of SKagitThis record was acknowledged before me on 10-7-2026 by Shonnie Stakkeland.[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My 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 the Plat of Maddox Creek P.U.D. Phase 1, recorded in Volume 16 of Plats, Pages 121 through 130:

Recording No: 9609090082

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: January 17, 2002

Recording No.: 200201220124

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 2, 2000

Recording No.: 200011030078

4. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 15, 2002

Recording No.: 200211210175

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

5. 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 Maddox Creek P.U.D. Phase 3:

Recording No: 200008140137

6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national

EXHIBIT "A"

Exceptions
(continued)

origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 9, 1996
Recording No.: 9609090083
Executed By: City of Mount Vernon and InterWest Properties, Inc.

7. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 20, 1996
Recording No.: 9609200055
Executed By: InterWest Properties, Inc.

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 20, 1996
Recording No.: 9609200054
Imposed By: Maddox Creek Master Community Association

AMENDED by instrument(s):

Recorded: November 03, 2000
Recording No.: 200011030078

9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 4, 2000
Recording No.: 200004040010
In favor of: Skagit County Public Utility District No. 1
For: Pipeline
Affects: 20 foot strip across a portion of Maddox Creek P.U.D. Phase 3

10. Easement, including the terms and conditions thereof, granted by instrument

Recorded: December 17, 1997
Recording No.: 9712170076
In favor of: Public Utility District No. 1 of Skagit County
For:
Construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water

EXHIBIT "A"Exceptions
(continued)

Affects: A non-exclusive 20 foot wide easement over, under and across a portion
of said Maddox Creek P.U.D. Phase 3

11. 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: September 20, 1996
Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000
Recording No.: 200011030078

12. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Maddox Creek Master Community Association
Recording Date: September 20, 1996
Recording No.: 9609200054

13. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium of Maddox Highlands Condo Phase I;

Recorded: January 23, 2001
Recording No.: 200101230038

And in Amendments thereto

Recorded: January 26, 2001
Recording No.: 200101260084
Affects: Lot B-9 of Maddox Creek P.U.D. Phase 3

14. 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: August 23, 2005
Recording No.: 200508230145

EXHIBIT "A"

Exceptions
(continued)

And in Amendments thereto

Recorded: September 15, 2005
Recording No.: 200509150004,

Recorded: April 12, 2007
Recording No.: 200704120144

Recorded: July 16, 2007
Recording No.: 200707160194

15. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Unit Owners Association of Park Lane Condominium
Recording Date: August 23, 2005
Recording No.: 200508230145

16. 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 Map and Plans for Park Lane Condominium Phase 1:

Recording No: 200508230144

Correction Survey for Park Lane Condominium Phase I recorded under Recording No. 200704120145.

Park Lane Condominium Phase II recorded under Recording No. 200707160193.

17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by City of Mount Vernon.
19. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 18, 2026
between Michael L. Adderly Diane R. Adderly ("Buyer")
Buyer Buyer
and Siara Stakkeland Shonnie Stakkeland ("Seller")
Seller Seller
concerning 3301 Park Lane A Mount Vernon WA 98274 (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.

Authentisign
Michael L. Adderly 09/18/2026
Buyer Date
Authentisign
Diane R. Adderly 09/18/2026
Buyer Date

Authentisign
Shonnie Stakkeland 09/19/26
Seller Date
Authentisign
SIARA STAKKELAND 09/19/26
Seller Date