

When recorded return to:
Eli Sparks
23945 Martin Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263361
Oct 13 2026
Amount Paid \$17392.63
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.: 620063494

Chicago Title
620063494

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald Halterman and Bobbette Halterman, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Eli Sparks, an unmarried person and Germaine J Kornegay, 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.)

LT. 2, SP. SP96-0062 , REC NO. 201105130021 in Ptn. NE SE, 24-36N-4E, W.M.

Tax Parcel Number(s): P49869 / 360424-4-003-0005

Subject to:

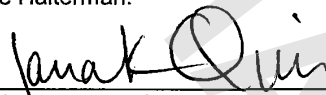
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: October 13, 2026

Ronald Halterman

Bobbette HaltermanState of WashingtonCounty of SkagitThis record was acknowledged before me on October 13, 2026 by Ronald Halterman and Bobbette Halterman.

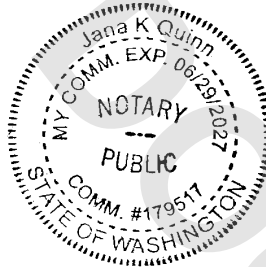
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49869 / 360424-4-003-0005

LOT 2 OF SHORT PLAT NO. 96-0062, RECORDED MAY 13, 2011 UNDER AUDITOR'S FILE NO. 201105130021, DESCRIBED AS FOLLOWS:

ALL OF LOT 1, PARTS A, B, C AND D, SKAGIT COUNTY SHORT PLAT NO. 11-86, APPROVED MAY 19, 1989 AND RECORDED JUNE 30, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 141, UNDER AUDITOR'S FILE NO. 8906300018, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE BURLINGTON NORTHERN RAILROAD AND THE NORTHWEST CORNER OF LOT 1, PART A;
THENCE SOUTH 00°47'22" EAST ALONG THE EAST LINE OF THE BURLINGTON NORTHERN RAILROAD A DISTANCE OF 234.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 9; THENCE SOUTH 61°33'56" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 279.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 528.39 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1 1°58'26" AND AN ARC LENGTH OF 110.43 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1;
THENCE NORTH 87°45'52" EAST ALONG SAID SOUTH LINE A DISTANCE OF 99.12 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°22'42" AND AN ARC LENGTH OF 81.33 FEET TO ITS POINT OF TANGENCY;
THENCE NORTH 87°45'52" EAST ALONG THE NORTH LINE OF THE COUNTY ROAD KNOWN AS MARTIN ROAD A DISTANCE OF 78.21 FEET TO THE CENTERLINE OF THE PLAT ROAD KNOWN AS CAMPBELL COURT AS SHOWN ON SAID SHORT PLAT;
THENCE NORTH 00°47'22" WEST ALONG SAID CENTERLINE A DISTANCE OF 411.74 FEET TO THE NORTH LINE OF LOT 1, PART A;
THENCE SOUTH 87°54'34" WEST ALONG SAID NORTH LINE A DISTANCE OF 583.74 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

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 Short Plat No. 11-86:

Recording No: 8906300018

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 16, 1993
Recording No.: 9309160113

3. Agreement and the terms and conditions thereof:

Executed by: Doris Campbell and Skagit County
Recording Date: June 16, 1993
Recording No.: 9306160059

4. Road Maintenance Agreement and the terms and conditions thereof:

Executed by: Bobbette and Ron Halterman et al and Land owners of Lots 1, 2, 3 and 4 of said Short Plat
Recording Date: February 25, 2000
Recording No.: 200002250049

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 Survey:

Recording No: 200801080092

6. 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

EXHIBIT "B"Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. SP96-0062:

Recording No: 201105130021

7. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: May 13, 2011
Recording No.: 201105130022

8. 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."

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

Authentisign ID: [REDACTED]

John L. Scott
REAL ESTATE

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 09/08/26
between Eli Sparks Germaine J Kornegay ("Buyer")
Buyer Buyer
and Ronald Halterman Bobbette Halterman ("Seller")
Seller Seller
concerning 23945 Martin Road 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.

Authentisign
Eli Sparks 09/08/26
Buyer Date

[Signature] 6/30/26
Seller Date

Authentisign
Germaine J Kornegay 09/08/26
Buyer Date

Bobbette Halterman 6/30/26
Seller Date