

When recorded return to:

Tyler William Becker and Brittany Ann Raz
8733 Timberland Court
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263374

Oct 13 2026

Amount Paid \$10398.60
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.: 620062801

Chicago Title
620062801

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody Sedgwick and Jessica M. Sedgwick, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tyler William Becker and Brittany Ann Raz, a married couple

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

LOT 17, FOREST PARK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 11, 2009 UNDER AUDITOR'S FILE NO. 200902110084, 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): P128287 / 4980-000-017-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

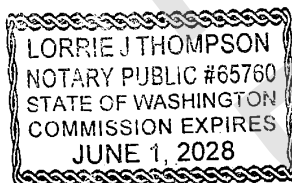
Dated: 10-6-26Cody Sedgwick
Cody SedgwickJM
Jessica M. SedgwickState of WashingtonCounty of SagitThis record was acknowledged before me on 10-6-2026 by Cody Sedgwick and Jessica M. Sedgwick.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: The State of Washington
Recording Date: April 1, 1921
Recording No.: 148894

Right of State of Washington or it's successor, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

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: 8601310003

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

In favor of: State of Washington, acting by and through the Department of Natural Resources
Purpose: The purpose of construction, reconstruction, use and maintenance of a road or roads for the purpose of hauling forest products and other valuable materials
Recording Date: April 20, 1987
Recording No.: 8704200015
Affects: Easement upon, over and along rights of way thirty (30) feet in width over and across the northeast quarter and southeast quarter

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 Skagit County Short Plat No. 91-099:

Recording No: 9305280027

5. Variance and the terms and conditions thereof:

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9808110003
Recording No.: 9808260025

6. Title Notification and the terms and conditions thereof:

Executed by: Skagit County and Louis Requa et al
Recording Date: August 23, 2002
Recording No.: 200208230147
Affects: This parcel lies within an area or within 500 feet of land designated as natural resource land

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 Forest Park Estate:

Recording No: 200902110084

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 17, 2006
Recording No.: 200607170156

9. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 11, 2009
Recording No.: 200902110085

10. Maintenance Declaration and the terms and conditions thereof:

Recording Date: February 11, 2009
Recording No.: 200902110086

11. Covenants, conditions, restrictions and easements 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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: February 11, 2009
Recording No.: 200902110087

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: Forest Park Estates Homeowner's Association
Recording Date: February 11, 2009
Recording No.: 200902110087

13. Proof of Mitigated Water Supply and the terms and conditions thereof:

Recording Date: April 14, 2021
Recording No.: 202104140131

14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.