

When recorded return to:

Ellie Stanford and Caiden Weinmann
318 N 23rd St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263380

Oct 14 2026

Amount Paid \$6325.00
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.: 620062554

Chicago Title
620062554

STATUTORY WARRANTY DEED

THE GRANTOR(S) Trevor Henson, 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 Ellie Stanford and Caiden Weinmann, a married couple

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

LOT 32, TOGETHER WITH THE NORTH 4 FEET OF LOT 31, PLAT OF LOGAN CREEK P.U.D.,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 56
AND 57, 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): P81409 / 4397-000-032-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

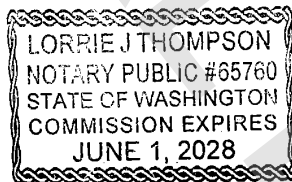
Dated: 10/9/26Trevor Henson
Trevor HensonState of WashingtonCounty of SKagitThis record was acknowledged before me on 10-9-2026 by Trevor Henson.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Exceptions

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

Granted to:	City of Mount Vernon
Purpose:	Sewer line
Recording Date:	October 15, 1974
Recording No.:	808876, records of Skagit County, Washington
Affects:	The exact location and extent of said easement is undisclosed of record
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Plat of Logan Creek P.U.D., recorded in Volume 12 of Plats, Pages 56 and 57:

Recording No: 7905020014
3. 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

Recording Date: October 24, 1980
Recording No.: 8010240039

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 17, 1984
Recording No.: 8405170054

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 11, 1986
Recording No.: 8603110028
4. 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: Logan Creek P.U.D. Community Association
Recording Date: March 11, 1986
Recording No.: 8603110028

EXHIBIT "A"

Exceptions
(continued)

5. Standard Participation Contract Certificate of Payment and Release for Sewer Connection Charge, City of Mount Vernon, Washington, including the terms, covenants and provisions thereof

Recording Date: March 5, 1981
Recording No.: 8103050031
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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9206120002
7. Terms and conditions of Boundary Line Adjustment Quit Claim Deed

Recording Date: July 31, 2003
Recording No.: 200307310267
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by City of Mount Vernon.
10. 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 09/27/26
between Caiden Weinmann Ellie Stanford ("Buyer")
Buyer Buyer
and Trevor Henson ("Seller")
Seller Seller
concerning 318 N 23rd St 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.

Authentisign
Caiden Weinmann 09/27/26
Buyer Date

Authentisign
TREVOR HENSON 07/09/2026
Seller Date

Authentisign
Ellie Stanford 09/27/26
Buyer Date

Seller Date