

When recorded return to:

Alisha June Corcoran and Sean Joseph Corcoran
22448 Bridgewater Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250761

Mar 18 2025

Amount Paid \$11429.22
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057036

CHICAGO TITLE
620057036

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Allbaugh and Lani Allbaugh, 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 Alisha June Corcoran and Sean Joseph Corcoran, a married
couple

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, THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093

Tax Parcel Number(s): P124893 / 4901-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3-14-2025

Matthew Allbaugh
Matthew Allbaugh
Lani Allbaugh
Lani Allbaugh

State of Washington
County of SKagit

This record was acknowledged before me on MARCH 14, 2025 by Matthew Allbaugh and Lani Allbaugh.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

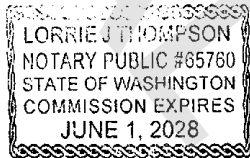


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124893 / 4901-000-002-0000

LOT 2, THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093, AS APPROVED AUGUST 15, 2006 AS RECORDED AUGUST 21, 2006, UNDER AUDITOR'S FILE NO. 200608210099, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED UNDER AUDITOR'S FILE NO. 200311120047 AND DELINEATED ON THE FACE OF THE GLADE AT THOMAS CREEK LONG CARD PL-05-0093, AS APPROVED AUGUST 21, 2006, UNDER AUDITOR'S FILE NO. 200608210099, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Executed by: Pope & Talbot, Inc., a corporation
Recording No.: 476723

Right of the State of Washington or its successors, subject to payment of compensation, 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 land, as reserved in above-referenced deed.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Pope & Talbot, Inc., a corporation
Purpose: Road purposes
Recording Date: June 17, 1952
Recording No.: 476723
Affects: North 30 feet and the South 30 feet of plat

We note that after Pope & Talbot sold subject property with the reservation of an easement only, that they then attempted to convey the North 30 feet of subject property to Skagit county for road purposes by document recorded under Recording No. 530869. The Company is unable to determine the affect or the validity of said conveyance.

3. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Executed by: Pope & Talbot, Inc., a corporation
Recording No.: 486434
Affects: Portion in easement recorded under Recording No. 200311120047

Right of the State of Washington or its successors, subject to payment of compensation, 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 land, as reserved in above-referenced deed.

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

Granted to: James W. Clark
Purpose: Road purposes

EXHIBIT "B"

Exceptions
(continued)

Recording Date: February 17, 1953
Recording No.: 486434
Affects: The South 30 feet of plat

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

Granted to: Doyle G. Dills and Virginia C. Dills, his wife
Purpose: Road purposes
Recording Date: March 16, 1979
Recording No.: 7903160013
Affects: The South 30 feet of plat

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 17, 1979
Recording No.: 7904170026
Affects: Portion of the West Half of the Southeast Quarter of the Northwest Quarter

7. Easement and Road Maintenance Agreement and the terms and conditions thereof

Recording Date: November 12, 2003
Recording No.: 200311120047

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 25, 2005
Recording No.: 200504250159
Affects: Portion of said premises

9. 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 Glade at Thomas Creek Long Card PL-05-0093:

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200608210099

10. Protected Critical Area Easement and the terms and conditions thereof

Recording Date: August 21, 2006
Recording No.: 200608210100

11. Shared Well and Water System Agreement for Thomas Creek Water System and the terms and conditions thereof

Recording Date: August 21, 2006
Recording No.: 200608210101

12. Shared Well and Water System Agreement for Thomas Creek Water System

Recording Date: August 21, 2006
Recording No.: 200608210101
Regarding: Initial charge of \$2,500 will be charged to the original purchasers of Lots 3, 4, 5, 6, 7 & 8

13. 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 21, 2006
Recording No.: 200608210102

14. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: August 21, 2006
Recording No.: 200608210103

15. 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: January 23, 2007
Recording No.: 200701230076

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

EXHIBIT "B"

Exceptions
(continued)

17. Assessments, if any, levied by Thomas Creek Community Association.
18. Assessments, if any, levied by Thomas Creek Water System.
19. City, county or local improvement district assessments, if any.