

When recorded return to:

Bernadette M. LeLevier
Brian J Scott and Bernadette M LeLevier, Trustees
of The Brian Scott Living Trust dated April 8, 2025
25450 SW Newland Rd
Wilsonville, OR 97070

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251166

Apr 18 2025

Amount Paid \$11965.00
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

CHICAGO TITLE

620058634

Escrow No.: 620058634

STATUTORY WARRANTY DEED

THE GRANTOR(S) Theresa Lynn Free and Susan Marie Boyles Free, Trustees and their successors
in trust of the Free Family Living Trust dated 3/28/2024

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Brian J Scott and Bernadette M LeLevier, Trustees of The Brian
Scott Living Trust dated April 8, 2025 , as to an undivided one-half interest and Bernadette M. LeLevier
and Brian J. Scott, Trustees of The Bernadette LeLevier Living Trust dated April 8, 2025 , as to an
undivided one-half interest

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.)

PTN OF LT(S) 7 & 8, BLK 6 & PTN OF LT(S) 1, 2 & 8, BLK 8, "PLAT OF PARK ADDN TO CLEAR
LAKE, WASH."

Tax Parcel Number(s): P75036 / 4143-006-008-0025

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: April 17, 2025

Theresa Lynn Free and Susan Marie Boyles Free, Trustees and their successors in trust of the Free Family Living TRUST TF

BY: Theresa Lynn Free
Theresa Lynn Free
Trustee

BY: Susan Marie Boyles Free
Susan Marie Boyles Free
Trustee

State of WA
County of Snohomish

This record was acknowledged before me on April 17 2025 by Theresa Lynn Free and Susan Marie Boyles Free as Trustee and Trustee, respectively, of Theresa Lynn Free and Susan Marie Boyles Free, Trustees and their successors in trust of the Free Family Living TRUST,

Sharon E. Schoonover
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-4-26

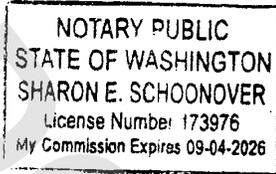


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75036 / 4143-006-008-0025

THOSE PORTIONS OF THE "PLAT OF PARK ADDITION TO CLEAR LAKE, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE SOUTH 180 FEET OF THE WEST 42 FEET OF LOT 7, BLOCK 6;

TOGETHER WITH THE SOUTH 180 FEET OF LOT 8, BLOCK 6,

EXCEPT THE WEST 16 FEET THEREOF;

TOGETHER WITH THAT PORTION OF VACATED 'DAY STREET' LYING EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 16 FEET OF LOT 8, BLOCK 6 AND WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 42 FEET OF LOT 7, BLOCK 6;

TOGETHER WITH THE WEST 42 FEET OF LOT 2, BLOCK 8,

EXCEPT THE SOUTH 123 FEET, THEREOF;

TOGETHER WITH LOT 1, BLOCK 8,

EXCEPT THE SOUTH 123 FEET, THEREOF;

AND ALSO EXCEPT THE WEST 16 FEET, THEREOF;

TOGETHER WITH THE EAST 15 FEET OF THE WEST 31 FEET OF THE SOUTH 123 FEET OF LOT 1, BLOCK 8;

TOGETHER WITH THE EAST 15 FEET OF THE WEST 31 FEET OF LOT 8, BLOCK 8; PLAT OF PARK ADDITION TO CLEAR LAKE.

EXHIBIT "A"
Legal Description
(continued)

AND TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER AND THROUGH A 60 FOOT WIDE STRIP OF LAND AND A 90 FOOT DIAMETER CUL-DE-SAC, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1 FOOT OF LOT 8, BLOCK 8;

THENCE NORTH PARALLEL WITH MAGNOLIA AVENUE TO THE NORTHEAST CORNER OF THE WEST 1 FOOT OF THE SOUTH 180 FEET OF LOT 8, BLOCK 6, WHICH POINT IS THE TERMINUS OF THE CENTERLINE OF SAID 60 FOOT WIDE EASEMENT AND WHICH POINT IS THE CENTER POINT OF THE 90 FOOT DIAMETER CUL-DE-SAC, ALL IN "PLAT OF PARK ADDITION TO CLEAR LAKE, WASH.,".

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 the Plat of Park Addition to Clear Lake:

Recording No: 186351

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

In favor of: Puget Sound Power and Light Company, a Washington corporation
Purpose: Underground electric transmission and distribution system
Recording Date: August 9, 1990
Recording No.: 9008090059
Affects: Easterly portion of said premises

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

In favor of: Donald Whitson and Donna Jo Whitson, husband and wife
Purpose: Road and utility
Recording Date: June 5, 1990
Recording No.: 9006050090
Affects: Easterly portion

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

In favor of: Hollie W. Brasel and Yulene Y. Brasel, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: April 30, 1990
Recording No.: 9004300062
Affects: Portion of said premises

5. Public and private easements, if any, lying within vacated portion of Day Street.

6. Agreement, and the terms and conditions thereof:

Executed by: Tim Stakkeland and Skagit County
Recording Date: August 7, 1989
Recording No.: 8908070017
Providing: Mound fill system installation

EXHIBIT "B"Exceptions
(continued)

7. Agreement, and the terms and conditions thereof:

Executed by: Tim Stakkeland and Skagit County
Recording Date: July 31, 1990
Recording No.: 9007310061
Providing: Mound fill system installation

8. 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: 200101180007

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

Recording Date: August 23, 2022
Recording No.: 202208230027

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

11. 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."

EXHIBIT "B"

Exceptions
(continued)

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 31, 2025

between Brian Scott Bernadette LeLevier ("Buyer")
Buyer Buyer
and Free Family Living Trust ("Seller")
Seller Seller
concerning 12917 Magnolia Ln 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.

Authenticat
Brian Scott 03/31/2025
Buyer Date

Authenticat
Theresa Free 04/01/25
Seller Date

Authenticat
Bernadette LeLevier 03/31/2025
Buyer Date

Authenticat
Susan Free 04/01/25
Seller Date