

**When recorded return to:**  
Catherine Lawler  
1891 Rollingstone Lane  
Tustin, CA 92780

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251624  
**May 28 2025**  
Amount Paid \$10007.00  
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**

620058875

Escrow No.: 620058875

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shawn T. Stout and Elysia R. Stout, 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 Catherine Lawler, a married person and Brittany Lawler, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 6, PLAT OF WOODROW PLACE, RECORDED UNDER RECORDING NUMBER  
201909050037 RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P134935 / 6069-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: May 23 2025

[Signature]

Shawn T. Stout

[Signature]

Elysia R. Stout

State of Washington

County of SKagit

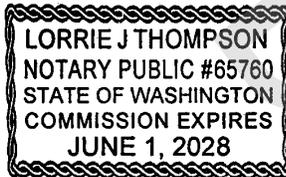
This record was acknowledged before me on May 23, 2025 by Shawn T. Stout and Elysia R. Stout.

[Signature]

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028



**EXHIBIT "A"**  
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 Sedro Woolley Short Plat #05-94:

Recording No: 9509210102

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 Short Plat #SW-02-85:

Recording No: 8512170015

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 7, 1979  
Recording No.: 7908070034  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: We note an instrument purporting to release said easement recorded May 26, 1998, under Recording No. 9805260215, records of Skagit County, Washington.

4. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: April 25, 1991  
Recording No.: 9104250054  
For: Water line  
Affects: Strip of land approximately 20 feet in width along a portion of the Northern border of said premises

5. Agreement including the terms, covenants and provisions thereof;

Executed by: Hanson Family Investment, LLC, et al  
Recording Date: July 13, 2017  
Recording No.: 201707130055  
Regarding: Maintenance of private forced sewer line

**EXHIBIT "A"**Exceptions  
(continued)

Said agreement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said facilities by the common users.

6. Agreement, including the terms and conditions thereof; entered into;

By: City of Sedro Woolley  
And Between: Daniel and Nancy Paine-Donovan  
Recorded: August 29, 1995  
Recording No.: 9508290009  
Providing: Agreement Waiver of Protest and Special Power of Attorney

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 2, 2018  
Recording No.: 201802020064  
Matters shown: Fence lines

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: transmission, distribution and sale of electricity  
Recording Date: June 10, 2019  
Recording No.: 201906100127  
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 Plat of Woodrow Place:

Recording No: 201909050037

10. 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: September 5, 2019  
Recording No.: 201909050038

**EXHIBIT "A"**Exceptions  
(continued)

11. 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:	Woodrow Place Homeowners Association
Recording Date:	September 5, 2019
Recording No.:	201909050038
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.
14. Assessments, if any, levied by City of Sedro Woolley.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

**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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 30, 2025  
between Catherine Lawler Brittany Lawler ("Buyer")  
Buyer Buyer  
and Shawn Stout Elysia Stout ("Seller")  
Seller Seller  
concerning 331 Woodrow Place 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.

Authenticate: Catherine Lawler 04/30/2025  
Buyer Date  
Authenticate: Brittany Lawler 05/01/2025  
Buyer Date

Authenticate: Shawn T Stout 05/01/25  
Seller Date  
Authenticate: Elysia R Stout 05/01/25  
Seller Date