

When recorded return to:

Mark A. Handy and Valencia M. Handy  
19639 Snowden Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251751

Jun 06 2025

Amount Paid \$23980.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 25-23461-TB

THE GRANTOR(S) **James K. Dillingham, Trustee of The James and Doris Dillingham Revocable Trust** dated January 3, 2023, 20031 Marine Drive, Stanwood, WA 98292,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Mark A. Handy and Valencia M. Handy, a married couple**

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

Lot "B" of Short Plat No. 99-0016, approved October 28, 1999, recorded October 28, 1999, as Auditor's File No. 199910280103, records of Skagit County, Washington, and being a portion of Lot 3 of Short Plat No. 93-011 in the South 1/2 of Section 20, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Snowden Lane as shown on the face of said Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of Lots 1 and 4 of said Short Plat No. 93-011, lying Westerly of the Westerly line of Franklin Road as shown on the face of the Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet wide, being 25 feet wide on each side of the centerline of the railroad of the English Lumber Company, as the same has heretofore been surveyed, staked out and established upon, over and across the South 1/2 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 33 North, Range 4 East, W.M., lying Northeasterly of the Northeasterly line of Cedardale Road.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1: P116060/330420-4-006-0500  
Section 20, Township 33 North, Range 4 East; Ptn. SE (aka Lot B, Short Plant No. 99-0016)

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23461-TB

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P116060/330420-4-006-0500

Dated: 6/2/25

The James and Doris Dillingham Revocable Trust dated January 3, 2023  
By: [Signature]  
James K. Dillingham, Trustee

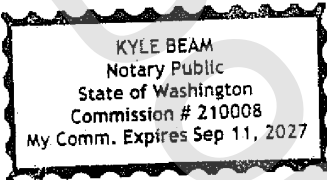
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 2 day of June, 2025, by James K. Dillingham, Trustee of The James and Doris Dillingham Revocable Trust dated January 3, 2023.

[Signature]  
Signature

Notary  
Title

My commission expires: 9-11-27



**EXHIBIT A**

25-23461-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  

(Said Exception will not be included on Extended Coverage Policies)
9. Reservations, provisions and/or exceptions contained in instrument executed by John Nash Ott, individually and as executor of the estate of Agnes A. Ott, deceased, recorded August 23, 1984 as Auditor's File No. 8408230025.  

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.
10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 3, 1993, as Auditor's File No. 9309030060.

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23461-TB

Page 3 of 4

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Norm Coker and Mary Coker, recorded December 30, 1993 as Auditor's File No. 9312300010.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 93-011 recorded October 20, 1993 as Auditor's File No. 9310200068.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 99-0016 recorded October 28, 1999 as Auditor's File No. 9910280103.

14. Terms and conditions of Joint Use and Maintenance Agreement, recorded October 28, 1999 as Auditor's File No. 9910280105.

15. Agreement, affecting subject property, regarding Easement and road maintenance agreement and the terms and provisions thereof between Norm Coker and Mary Coker, husband and wife and Teal Partnership, a Washington general partnership, recorded March 30, 1994 as Auditor's File No. 9403300041.

16. Declaration of easements, covenants and road maintenance agreement, affecting a portion of the subject property, including the terms and provisions thereof, recorded October 28, 1999 as Auditor's File No. 9910280105.

17. Regulatory notice/agreement regarding Maintenance Agreement Contract that may include covenants, conditions and restrictions affecting the subject property, recorded July 26, 2006 as Auditor's File No. 200607260018.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

18. Terms and conditions of Proof of Mitigated Water Supply, recorded June 3, 2022 as Auditor's File No. 202206130215.

**End of Exhibit A**

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23461-TB

Page 4 of 4