

When recorded return to:  
Matthew Wyatt  
3518 E Broadway  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251857

Jun 16 2025

Amount Paid \$11733.60  
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  
620059011

Escrow No.: 620059011

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Hallam, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Matthew Wyatt, an unmarried person and Shelby Finkelburg,  
an unmarried person

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 4, PLAT OF CANDLE RIDGE

Tax Parcel Number(s): P104239 / 4610-000-004-0003

Subject to:

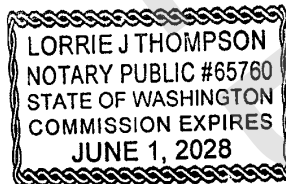
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: 6/13/25Brian Hallam  
K. Hallam

Kylie Hallam

State of WashingtonCounty of SKagitThis record was acknowledged before me on June 13, 2025 by Brian Hallam and Kylie Hallam.Lorrie J Thompson  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104239 / 4610-000-004-0003**

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LOT 4, "PLAT OF CANDLE RIDGE," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recording Date: April 2, 1902  
Recording No.: 39602  
  
The Company makes no representations about the present ownership of these reserved and excepted interests.
2. Ordinance No. 2497 and the terms and conditions thereof:  
  
By: City of Mount Vernon  
Dated Date: June 24, 1992  
Recording Date: June 30, 1992  
Recording No.: 9206300080
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Underground electric system  
Recording Date: September 17, 1992  
Recording No.: 9209170088  
Affects: Portion of said premises
4. Power of Attorney and Agreement Regarding Formation of Local Improvement District and the terms and conditions thereof:  
  
Recording Date: October 19, 1993  
Recording No.: 9310190066
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Candle Ridge:  
  
Recording No: 9310190064
6. 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,

**EXHIBIT "B"**

Exceptions  
(continued)

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 13, 1994  
Recording No.: 9408310034

Said instrument is a re-recording of instrument:

Recording Date: October 22, 1993  
Recording No.: 9310220090

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994  
Recording No.: 9408310035

7. 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: 200304010105

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 Mt Vernon.
10. City, county or local improvement district assessments, if any.