

**When recorded return to:**  
Lynda Fogus  
7937 Slate Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251950  
Jun 24 2025  
Amount Paid \$9740.00  
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  
620058678

Escrow No.: 620058678

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Rick E Blanton, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Lynda Fogus, an unmarried person and Harold Fogus, 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. 3, SP NO. 91-06, REC NO. 9212010064 AND PTN W 1/2 SE 1/4 SE 1/4 SEC 10-35-6E, W.M

Tax Parcel Number(s): P102172 / 350610-4-014-0601

Subject to:

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

## STATUTORY WARRANTY DEED

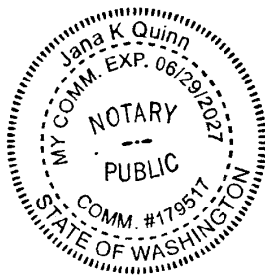
(continued)

Dated: June 20, 2025Rick E. Blanton

Rick E Blanton

Cara Blanton

Cara Blanton

State of Washington  
County of SkaagitThis record was acknowledged before me on 06/20/2025 by  
Rick E. Blanton and Cara BlantonJana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2027

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P102172 / 350610-4-014-0601**

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LOT 3, SKAGIT COUNTY SHORT PLAT NO. 91-06, AS APPROVED NOVEMBER 10, 1992, AND RECORDED DECEMBER 1, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 148, UNDER AUDITOR'S FILE NO. 9212010064, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. 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  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 24, 1925  
Recording No.: 183075  
Affects: As described
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: David Moyer and Florence Moyer, husband and wife  
Purpose: Ingress and Egress  
Recording Date: June 17, 1965  
Recording No.: 667701  
Affects: Said premises
3. 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 No. 91-06:  
  
Recording No: 9212010064
4. Agreement and the terms and conditions thereof:  
  
Executed by: Noretap and Tom W. Gardner and Dianne M. Gardner, husband and wife  
Recording Date: April 13, 1994  
Recording No.: 9404130057
5. 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:  
  
Recording Date: April 13, 1994  
Recording No.: 9404130057
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: April 25, 1994  
Recording No.: 9404250165  
Affects: As described

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.