

When recorded return to:

Brandon Benson
7451 Holiday Blvd
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252152

Jul 10 2025

Amount Paid \$3061.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620059025

Escrow No.: 245472262

Chicago Title

Recorded: 245472262

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mason B. Sowdon, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Brandon Benson, 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.)

LTS. 1 THROUGH 30, BLK. 17, MAP OF THE CITY OF AN WASHINGTON, VOLUME 2, PAGE
COUNTY, WASHINGTON. - SKAGIT COUNTY

Tax Parcel Number(s): P60790, P60792, 3843-017-030-0003, 3843-018-030-0001

Subject to:

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

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."

STATUTORY WARRANTY DEED

(continued)

Dated: July 7, 2025

Mason B. Sowdon

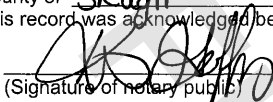
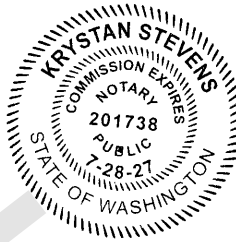
State of WACounty of SkagitThis record was acknowledged before me on 7/7/2025 by Mason B. Sowdon.
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 07-28-2027

EXHIBIT "A"
Legal Description

LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 17, "CITY OF NORTH ANACORTES, SKAGIT COUNTY, WASHINGTON,"

AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF VACATED STREETS AND ALLEYS AS WOULD ATTACHED BY OPERATION OF LAW;

LOTS 1 THROUGH 3, INCLUSIVE AND LOTS 7 THROUGH 30, INCLUSIVE, BLOCK 18, "CITY OF NORTH ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF VACATED STREETS AND ALLEYS AS WOULD ATTACHED BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "A"
Legal Description
(continued)

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 City of North Anacortes:

Recording No: Volume 3, Page 23

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

Purpose: Easement
Recording Date: August 21, 1991
Recording No.: 9108210055
Affects: a portion of said premises

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

Purpose: Easement
Recording Date: July 16, 1993
Recording No.: 9307160125
Affects: a portion of said premises

4. Skagit County Conditional Agreement, and the terms and conditions thereof:

Recording Date: October 6, 1993
Recording No.: 9310060048

5. Lot Certification Application and the terms and conditions thereof:

Recording Date: October 29, 1999
Recording No.: 199910290329

6. 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: 200707240083

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: 202303020002