

When recorded return to:

Noelle Eileen Matthews and Maggie Mae Matthews
13908 Mallore Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252400

Jul 28 2025

Amount Paid \$13745.00
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

Escrow No.: 620058728

CHICAGO TITLE

620058728

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin L. John and Alex A. John, 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 Noelle Eileen Matthews and Maggie Mae Matthews, a married
couple

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 2, SHORT PLAT NO. 92-026, REC NO. 9404290071, BEING PTN SE 1/4 SEC 32-35-3E, W.M.

Tax Parcel Number(s): P105742 / 350332-4-004-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 07/19/2025

Justin L John

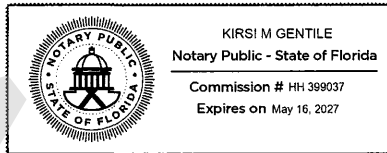
Justin L. John

Alex A John

Alex A. John

State of FloridaCounty of Palm Beach

This record was acknowledged before me on July 19, 2025 by Justin L. John and Alex A. John. Appeared before me, by means of physical presence ☒ online notarization.

Kirsi M Gentile(Signature of notary public) Kirsi M Gentile
Notary Public in and for the State of FloridaMy appointment expires: 05/16/2027

Personally Known__

Or Produced Identification ☒Type Of Identification Valid Washington State DL

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105742 / 350332-4-004-0200

LOT 2, SHORT PLAT NO. 92-026, APPROVED APRIL 26, 1994, RECORDED APRIL 29, 1994, IN BOOK 11 OF SHORT PLATS, PAGES 71 AND 72, UNDER AUDITOR'S FILE NO. 9404290071, AND BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER MALLOREE LANE AS SHOWN ON THE FACE OF SAID SHORT PLAT.

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 granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Drainage
Recording Date: June 25, 1981
Recording No.: 8106250057
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Drainage
Recording Date: July 20, 1981
Recording No.: 8107200038
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over an/or under the right of way
Recording Date: January 13, 1989
Recording No.: 8901130069
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over an/or under the right of way
Recording Date: October 21, 1993
Recording No.: 9310210076
Affects: Portion of said premises
5. 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. 92-026:

EXHIBIT "B"Exceptions
(continued)

Recording No: 9404290071

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, 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 30, 1994
Recording No.: 9408300063

7. Agreement and the terms and conditions thereof:

Executed by: M.R. Nilson Construction, Inc., and Public Utility District No. 1 of Skagit County
Recording Date: June 28, 1994
Recording No.: 9406280055
Regarding: Water Agreement

8. Skagit County Conditional Agreement Alternative Sewage System Installations and the terms and conditions thereof:

Recording Date: September 22, 1994
Recording No.: 9409220074

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 Survey:

Recording No: 202007160050

10. 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

EXHIBIT "B"Exceptions
(continued)

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."

11. City, county or local improvement district assessments, if any.