

When recorded return to:

Holly Rae Harrison
1410 Latitude Cir
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252435

Jul 30 2025

Amount Paid \$24158.00
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

Chicago Title
245472495

Title No.: 620059054
Escrow No.: 245472495

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathleen A. Ehman, an unmarried person and Charles A. Dignum, 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 Holly Rae Harrison, 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, "48 NORTH PLAT & PUD", REC NO. 201705020028

Tax Parcel Number(s): P133662, 6042-000-004-0000

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."

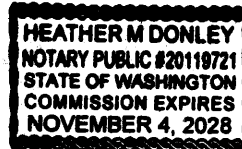
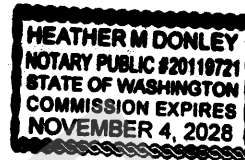
STATUTORY WARRANTY DEED
(continued)Dated: 7-24-25Kathleen A. Ehman
Kathleen A. EhmanCharles A. Dignum
Charles A. DignumState of WashingtonCounty of SkagitThis record was acknowledged before me on 7-24-25 by Kathleen A. Ehman.Heather M Donley
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: Nov 4, 28State of WashingtonCounty of SkagitThis record was acknowledged before me on 7-24-25 by Charles A. Dignum.Heather M Donley
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: Nov 4, 28

EXHIBIT "A"
Legal Description

LOT 4, "48 NORTH PLAT & PUD", RECORDED ON MAY 2, 2017, UNDER SKAGIT COUNTY
AUDITOR'S FILE NO. 201705020028.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT "B"
Special Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."

Recording Date: October 29, 1969

Recording No.: 732440

Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

2. 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: 200807220033

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Recording Date: July 5, 2016

Recording No.: 201607050142

Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Recording Date: December 6, 2016

Recording No.: 201612060089

Affects: A Strip of land ten (10) feet in width with five (5) feet on each side of the centerline of PSE's facilities as now constructed, to be constructed, extended or relocated.

5. Covenants, conditions and restrictions 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: December 19, 2016

Recording No.: 201612190147

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

In favor of: Christopher P. Felt and Cheryl A. Felt

Purpose: Ingress, egress, roadway purposes and underground utilities

Recording Date: February 24, 2017

Recording No.: 201702240096

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 Plat of 48 North Plat and PUD:

EXHIBIT "B"
Special Exceptions

Recording No: 201705020028

8. Covenants, conditions and restrictions 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: May 2, 2017
Recording No.: 201705020029

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 14, 2017
Recording No.: 201707140127

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 30, 2018
Recording No.: 201811300028

9. Tree Preservation Plan and Tree Assessment 48 North Anacortes, Washington Strandberg Custom Homes and Design and the terms and conditions thereof:

Recording Date: May 2, 2017
Recording No.: 201705020030

10. Joint Use, Maintenance & Cost Sharing Covenant and the terms and conditions thereof:

Recording Date: June 2, 2017
Recording No.: 201706020017

11. Covenant Protecting Scenic Views and the terms and conditions thereof:

Recording Date: July 14, 2017
Recording No.: 201707140126

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.