

**When recorded return to:**  
William Weaver and Lindsey Weaver  
27108 Helmick Rd  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252468  
Jul 31 2025  
Amount Paid \$1445.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620059472

Escrow No.: 620059472

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) C. Fred Hanson also know as Clair Frederick Hanson, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to William Weaver and Lindsey Weaver, 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.)

TRACT 5 SP NO. 519-81, REC NO. 8107100001; Ptn W1/2 Sec 10-35 N-5 E Skagit County, WA

Tax Parcel Number(s): P38806 / 350510-2-004-0400 IOP

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 7-31-2025

C. Fred Hanson

C. Fred Hanson

State of Washington

County of Skagit

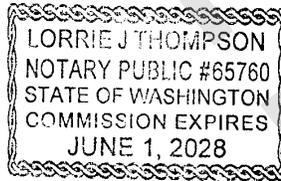
This record was acknowledged before me on July 31, 2025 by C. Fred Hanson.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P38806 / 350510-2-004-0400 IOP**

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TRACT 5 OF PARCEL MAP NO. 519-81, ENTITLED 5 ACRE PARCEL MAP FOR SCHMIDT MILL CO., APPROVED JULY 9, 1981, AND RECORDED JULY 10, 1981, IN BOOK 5 OF SHORT PLATS, PAGE 97. UNDER AUDITOR'S FILE NO. 8107100001, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS TRACT A (HELMICK PLACE) AS SHOWN ON SAID PARCEL MAP NO. 519-81.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

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 survey:

Recording No: 809263

2. 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: Glacier Park Company, a Minnesota corporation  
Recording Date: April 30, 1952  
Recording No.: 474585

NOTE: This exception does not include present ownership of the above mineral rights.

3. 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

Recording Date: October 16, 1979  
Recording No.: 7910160054

NOTE: This exception does not include present ownership of the above mineral rights.

4. 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 519-81:

Recording No: 8107100001

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: April 5, 1982  
Recording No.: 8204050036

**EXHIBIT "B"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 21, 2001  
Recording No.: 200105210210

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 14, 2008  
Recording No.: 200803140097

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025  
Tax Account Number: P38806 / 350510-2-004-0400 IOP  
Levy Code: 1325  
Assessed Value-Land: \$279,700.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes: Billed:\$2,324.93  
Paid: \$2,324.93  
Unpaid:\$0.00

Affects: includes other property

8. City, county or local improvement district assessments, if any.
9. 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."