

When recorded return to:

Nicolas R. Clement and Keri L. Clement
22243 Prairie Rd
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059373

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252473

Aug 01 2025

Amount Paid \$2528.96

Skagit County Treasurer

By BELEN MARTINEZ Deputy

CHICAGO TITLE CO.

620059373

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie Blankenship, an unmarried person and Aaron W. Miller, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) Ten Dollars and Other Good and Valuable Consideration in hand paid, conveys and warrants to Nicolas R. Clement and Keri L. Clement, 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.)

PTN OF NW 1/4 OF SEC 26-36-4E

Tax Parcel Number(s): A Portion of P50084 / 360426-2-008-0002

Subject to:

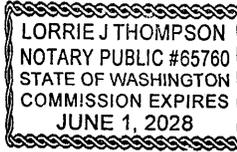
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 7/31/25

1 Bonnie Blankenship
Bonnie Blankenship

Aaron W. Miller
Aaron W. Miller



State of Washington
County of SKagit

This record was acknowledged before me on July 31, 2025 by Bonnie Blankenship.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

State of Washington
County of SKagit

This record was acknowledged before me on July 31, 2025 by Aaron W. Miller.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

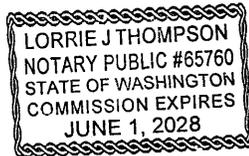


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): A Portion of P50084 / 360426-2-008-0002

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26,
TOWNSHIP 36 NORTH, RANGE 4 EAST, W. M., DESCRIBED AS FOLLOWS:

Beginning at the Northwest Corner of said Northeast Quarter of the Northwest Quarter;

thence South 89°43'54" East along the north line of said Section 26, a distance of 290.00 feet;

thence South 49°37'21" East, 43.72 feet;

thence South 0°16'06" West 130.77 feet;

thence South 45°59'22" East, 354.33 feet;

thence South 32°29'18" East, 336.75 feet;

thence South 12°12'19" West, 243.36 feet;

thence South 89°53'45" West, parallel with the North line of Prairie Road (formerly Warner road),
157.08 feet to the Northeast corner of Tract "O" according to Bargain and Sale Deed recorded under
Auditor's File No. 201305140102, records of Skagit County, Washington Auditor;

thence continuing same course along the North line of said Tract "O", 544.50 feet to the West line of
said subdivision;

thence North 0°19'53" West along said West line, 929.83 feet to the Point of Beginning.

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 Boundary Line Adjustment:
Recording No: 9102080038
2. Title Notification, and the terms and conditions thereof:
Recording Date: July 5, 2002
Recording No.: 200207050001
3. Accessory Dwelling Unit, and the terms and conditions thereof:
Recording Date: August 26, 2002
Recording No.: 200208260175
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress and egress
Recording Date: November 1, 2012
Recording No.: 201211010036 and Recording No.: 201211010037
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of gas and electricity
Recording Date: November 30, 2017
Recording No.: 201711300051
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: 201803160034
7. Title Notification, and the terms and conditions thereof:
Recording Date: November 2, 2018
Recording No.: 201811020063
8. Lot Certificate, including the terms, covenants and provisions thereof
Recording Date: June 26, 2025
Recording No.: 202506260117
9. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: July 24, 2025
Recording No.: 202507240022
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

EXHIBIT "B"Exceptions
(continued)

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."

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