

When recorded return to:

Brent Peterson and Holly Peterson
PO Box 771
Burlington, WA 98233
215477-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253001
Sep 12 2025
Amount Paid \$9348.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Pacific Palette Property Solutions, LLC, a Washington Limited Liability Company**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Brent Peterson and Holly Peterson, a married couple**

the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. SW ¼ - SW ¼, Sec. 26-36-3 EWM

Tax Parcel Number(s): 360326-0-015-0016/P48300

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 215477-LT.

Dated: September 8, 2025

(attached to Statutory Warranty Deed)

Pacific Palette Property Solutions, LLC, a Washington Limited Liability Company

By: *Becky Renee Callihan*
Becky Renee Callihan, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10 day of September, 2025, by Becky Renee Callihan, Manager of Pacific Palette Property Solutions, LLC.

Candi Newcombe
(Signature of notary/public)

Stamp

Notary Public
(Title of office)

My commission expires: 8/1/29

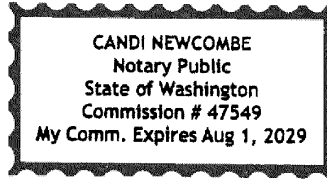


Exhibit A

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 26;
 thence North $39^{\circ}32'$ East 410.8 feet to the true point of beginning;
 thence North $89^{\circ}53'$ East 203.36 feet;
 thence North $0^{\circ}47'$ West 814.33 feet;
 thence South $87^{\circ}40'$ West 442.88 feet to the center of the County road;
 thence South $14^{\circ}08'$ East 162.23 feet;
 thence South $17^{\circ}03'$ East along the said road 263.60 feet;
 thence North $88^{\circ}57'$ East 184.40 feet;
 thence South $0^{\circ}01'$ West 267.35 feet;
 thence South $88^{\circ}34'$ West 102.58 feet to a point in the center of said County road;
 thence South $17^{\circ}03'$ East along the said road 39.51 feet;
 thence South $25^{\circ}44'$ East 92.14 feet to the point of beginning, EXCEPT that portion thereof lying within the boundaries of said County road.

EXCEPTING THEREFROM the following described four parcels:

Parcel 1:

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26;
 thence North $39^{\circ}32'$ East 410.8 feet;
 thence North $89^{\circ}53'$ East 203.36 feet;
 thence North $0^{\circ}47'$ West 614.33 feet to the true point of beginning of this description;
 thence from said true point of beginning continue North $0^{\circ}47'$ West a distance of 200.0 feet;
 thence South $87^{\circ}40'$ West 442.88 feet to the center line of the Colony Road;
 thence South $14^{\circ}08'$ East 162.23 feet;
 thence South $17^{\circ}03'$ East along the center line of said road to a point that bears South $88^{\circ}57'$ West from the true point of beginning;
 thence North $88^{\circ}57'$ East to the true point of beginning, EXCEPT Colony Road along the Westerly line thereof.

Parcel 2:

Portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26;
 thence North $39^{\circ}32'00''$ East a distance of 410.80 feet;
 thence North $89^{\circ}53'00''$ East a distance of 203.36 feet;
 thence North $00^{\circ}47'00''$ West a distance of 814.33 feet;
 thence South $87^{\circ}40'00''$ West a distance of 442.88 feet to the center of the County road;

thence South 14°08'00" East a distance of 162.23 feet;
thence South 17°03'00" East along said County road a distance of 263.60 feet;
thence North 88°57'00" East a distance of 184.40 feet to the true point of beginning of this description;
thence from said true point of beginning continue North 88°57'00" East to the East line of that certain tract conveyed to Harold F. Estabrook and Stella May Estabrook, husband and wife, by deed dated March 24, 1947, and recorded March 25, 1947, in Volume 216 of Deeds, page 630, under Auditor's File No. 402345, records of Skagit County, Washington;
thence South 00°47'00" East along the East line of said Estabrook Tract, a distance of 150.00 feet;
thence South 88°57'00" West to a point that bears South 00°01'00" West from the true point of beginning;
thence North 00°01'00" East a distance of 150.00 feet, more or less, to the true point of beginning.

Parcel 3:

That portion of the Southwest ¼ of the Southwest ¼ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest ¼ of the Southwest ¼ of Section 26;
thence North 39°32' East 410.8 feet;
thence North 89°53' East 203.36 feet;
thence North 0°47' West 814.33 feet to the true point of beginning of this description;
thence South 87°40' West 442.88 feet to the center of the Colony Road;
thence South 14°08' East 162.23 feet;
thence South 17°03' East along the center of said Colony Road 263.60 feet;
thence North 88°57' East to a point that bears South 0°47' East from the true point of beginning;
thence North 0°47' West to the true point of beginning,

EXCEPT Colony Road along the West line thereof,

AND ALSO EXCEPT THEREFROM the following described tract:

Beginning at the Southwest corner of said Southwest ¼ of the Southwest ¼ of Section 26;
thence North 39°32' East 410.8 feet;
thence North 89°53' East 203.36 feet;
thence North 0°47' West 614.33 feet to the true point of beginning of this description;
thence from said true point of beginning continue North 0°47' West a distance of 200.0 feet;
thence South 87°40' West 442.88 feet to the centerline of the Colony Road;
thence South 14°08' East 162.23 feet;
thence South 17°03' East along the centerline of said road to a point that bears South 88°57' West from the true point of beginning;
thence North 88°57' East to the true point of beginning,

EXCEPT Colony Road along the Westerly line thereof.

Parcel 4:

That portion of the Southwest ¼ of the Southwest ¼ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 26;
thence North $39^{\circ}32'$ East 410.8 feet;
thence North $89^{\circ}53'$ East 203.36 feet;
thence North $0^{\circ}47'$ West to a point 125 feet South of the Southeast corner of that certain tract conveyed to Donovan W. Miller, by deed dated January 18, 1968 and recorded January 19, 1968, under Auditor's File No. 709194 in Volume 11 of Official Records, page 142, and the true point of beginning;
thence continue North $0^{\circ}47'$ West 125 feet to the Southeast corner thereof;
thence South $88^{\circ}57'$ West along said line of Miller Tract to the Southwest corner thereof;
thence South $0^{\circ}01'$ West to a point that bears South $88^{\circ}57'$ West from the true point of beginning;
thence North $88^{\circ}57'$ East to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.