

When recorded return to:
Mike Livers and Melissa Livers
20699 Echo Hill Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253024

Sep 15 2025

Amount Paid \$5205.00

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

CHICAGO TITLE
620060087

Escrow No.: 620060087

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory Pulley and Katie Pulley, 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 Mike Livers and Melissa Livers, a married couple

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

Lot 2, Short Plat No. 96-0022, approved April 23, 2004, and recorded April 23, 2004, under Auditor's File No. 2004230138; and being a portion of the Southwest ¼ of the Northeast ¼ and the Northwest ¼ of the Southeast ¼ in Section 21, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P49764 / 360421-4-004-0205

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9/10/25

[Signature]
Gregory Pulley

[Signature]
Katie Pulley

State of Washington
County of Skagit

This record was acknowledged before me on September 10, 2025 by Gregory Pulley and Katie Pulley.

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

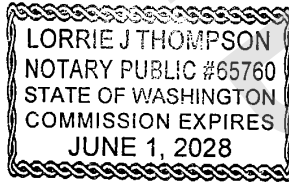


EXHIBIT "A"
Exceptions

1. Notice of On-Site Sewage System Status, including the terms, covenants and provisions thereof
Recording Date: May 25, 1990
Recording No.: 9005250073
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Gregory Pulley and Katie Pulley, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: December 18, 1997
Recording No.: 9712180050
3. Native Growth Protection Area Critical Site Plan, including the terms, covenants and provisions thereof
Recording Date: January 20, 2004
Recording No.: 200401200157
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 No 96-0022:
Recording No: 200404230138
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 Survey:
Recording No: 201711290013
6. Ingress Egress and Maintenance Agreement and the terms and conditions thereof:
Recording Date: March 3, 2022
Recording No.: 202203030088

EXHIBIT "A"Exceptions
(continued)

7. Skagit County Planning & Development Services and the terms and conditions thereof:
- Recording Date: March 21, 2022
Recording No.: 202203210114
8. Protected Critical Area Site Plan and the terms and conditions thereof:
- Recording Date: March 24, 2022
Recording No.: 202203240076
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Katie M. Pilley and Gregory L. Pulley, husband and wife, and the marital community comprised thereof{Collectively "Pulley"}
Purpose: Septic Easement
Recording Date: October 31, 2023
Recording No.: 202310310017
Affects: Said Property
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 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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.