

When recorded return to:

James Latham and Bristol Latham
2501 Northwoods Loop Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253161

Sep 26 2025

Amount Paid \$10541.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24382-TB

THE GRANTOR(S) **Jacob E. Dey and Nicole L. Dey, husband and wife**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **James Latham and Bristol Latham, husband and wife**

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

Lot 19, "PLAT OF NORTH WOODS", according to the plat thereof recorded February 13, 2003 under Skagit County Auditor's File No. 200302130139, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 19, PLAT OF NORTH WOODS

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P120038/4810-000-019-0000

Statutory Warranty Deed
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Dated: 9/24/25

Jacob E. Dey
Jacob E. Dey

Nicole L. Dey
Nicole L. Dey

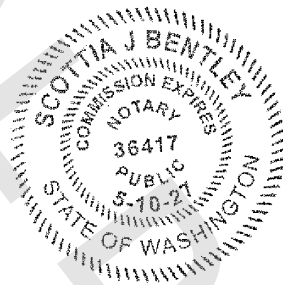
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 24th day of September, 2025, by Jacob E. Dey and Nicole L. Dey.

Scottie J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



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EXHIBIT A

25-24382-TB

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Dated: October 10, 2001

Recorded: November 6, 2001

Auditor's No: 200111060118

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of the subject property

10. TERMS AND CONDITIONS OF CONSENT TO CHANGE OF GRADE:

Dated: October 24, 2001

Recorded: December 19, 2001

Auditor's No: 200112190134

11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Dated: August 27, 2002

Recorded: September 6, 2002

Auditor's No: 200209060018

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above-described property, being parallel and coincident with the boundaries of all private/public street and road rights-of-way.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of North Woods

Recorded: February 13, 2003

Auditor's No: 200302130139

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

This Company notes an Easement Termination Instrument recorded October 15, 2012 as Auditor's File No. 201210150115. Said Instrument appears to modify matters as shown on the Plat of North Woods.

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13. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 13, 2003

Recorded: February 13, 2003

Auditor's No: 200302130140

Executed by: Dan R. Mitzel and Patricia R. Burklund, husband and wife

Said instrument was amended by an instrument recorded March 11, 2013, as Auditor's File No. 201303110164.

End of Exhibit A