

When recorded return to:

Kirk M Damon and Jennifer A Damon
7349 Teal Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253167

Sep 26 2025

Amount Paid \$19975.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

Escrow No.: 620060003

1020060003

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dawn T. New, 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 Kirk M Damon and Jennifer A Damon, 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. LTS 8 & 9, SUNSET CREEK PUD

Tax Parcel Number(s): P111486/4694-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: September 24, 2025

Dawn T. New

By Dawn T. New by Kelley T. Chalmers her attorney in fact
Dawn T. New, by Kelley T. Chalmers, her attorney in fact
Chalmers LGZ

State of Washington
County of Snohomish

This record was acknowledged before me on 09/24/2025 by Kelley T. ^{JKQ}~~Chalmers~~ as Power of Attorney of Dawn T. New.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P111486/4694-000-008-0000

LOT 8, PLAT OF SUNSET CREEK PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 168 THROUGH 172, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8;
THENCE SOUTH 90°00'00" WEST, ALONG THE LINE COMMON TO LOT 7 AND LOT 8 OF SAID PLAT, A DISTANCE OF 423.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 8 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS POINT WHICH BEARS SOUTH 68°07'50" WEST, 45.00 FEET;
THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 8, BEING THE EASTERLY MARGIN OF TEAL LANE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°08'25", AN ARC DISTANCE OF 36.24 FEET;
THENCE NORTH 85°14'41" EAST, 425.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION LOT 9, SUNSET CREEK PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 168 THROUGH 172, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9;
THENCE NORTH 46°35'23" WEST, ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 70.52 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 46°35'23" WEST, ALONG SAID EASTERLY LINE, 378.34 FEET TO THE NORTHEAST CORNER OF SAID LOT AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS POINT WHICH BEARS NORTH 59°05'37" WEST, 45.00 FEET;
THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 9, BEING THE SOUTHERLY MARGIN OF TEAL LANE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°40'53", AN ARC DISTANCE OF 39.02 FEET; THENCE SOUTH 47°20'18" EAST, 126.78 FEET;
THENCE SOUTH 54°19'37" EAST 262.04 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Findings of fact for Variance and the terms and conditions thereof:

Recording Date: October 18, 1995
Recording No.: 9510180064

Recording Date: May 27, 1997
Recording No.: 9705270033

2. Title Notification including the terms, covenants and provisions thereof

Recording Date: October 1, 1996
Recording No.: 9610010068

3. 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 the Plat of Sunset Creek Planned Unit Development:

Recording No: 9705300114

4. Covenants, conditions, restrictions and easements 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: May 30, 1997
Recording No.: 9705300115

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 10, 1998
Recording No.: 9802100121

Recording Date: January 16, 2003
Recording No.: 200301160119

Recording Date: March 23, 2004
Recording No.: 200403230118

5. Liens and charges as set forth in the above mentioned declaration,

EXHIBIT "B"Exceptions
(continued)

Payable to: Sunset Creek Planned Unit Development Homeowners Association, a Washington nonprofit corporation

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: 200205130172

7. 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."