

When recorded return to:
Adam G Ruiz
7823 Parker Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253173
Sep 29 2025
Amount Paid \$9384.00
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

020059548

Escrow No.: 620059548

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary L. Davis and Sondra L. Davis, 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 Adam G Ruiz, an unmarried man and Cammie K Franzen, an unmarried woman

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 W1/2 of SE1/4 of SEC 9-35-5E, W.M., SKAGIT, WA

Tax Parcel Number(s): P38778 / 350509-4-003-0608, P38766 / 350509-4-002-0302

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 25, 2025

[Signature]
Gary L Davis

[Signature]
Sondra L Davis

State of Washington

County of Snohomish

This record was acknowledged before me on 9/25/25 by Gary L Davis and
Sondra L Davis

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 09-04-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Comm. Exp. 09-04-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P38778 / 350509-4-003-0608 and P38766 / 350509-4-002-0302

PARCEL A:

THAT PORTION OF THE WEST ¼ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0 DEGREES 15' 35" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 1140.20 FEET; THENCE SOUTH 89 DEGREES 13' 20" WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 562.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 13' 20" WEST, A DISTANCE OF 7.14 FEET; THENCE NORTH 10 DEGREES 45' 14" WEST, A DISTANCE OF 420.85 FEET; THENCE SOUTH 76 DEGREES 53' 35" WEST, A DISTANCE OF 323.14 FEET; THENCE SOUTH 45 DEGREES 36' 15" EAST, A DISTANCE OF 200.00 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 111.11 FEET; THENCE SOUTH 3 DEGREES 09' 50" EAST, A DISTANCE OF 77.53 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 119.34 FEET; THENCE SOUTH 71 DEGREES 32' 20" EAST, A DISTANCE OF 96.11 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 45.17 FEET TO A POINT DESIGNATED HEREIN AS "POINT A", AT WHICH POINT THE TANGENT TO SAID CURVE BEARS SOUTH 45 DEGREES 39' 30" EAST; THENCE NORTH 44 DEGREES 20' 30" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 5 DEGREES 56' 20" WEST, A DISTANCE OF 98.34 FEET TO THE TRUE POINT OF BEGINNING. (SAID PREMISES BEING KNOWN AS TRACT "A" OF SKAGIT COUNTY SHORT PLAT NO. 7-73, APPROVED MARCH 27, 1973.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A 60 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES, OVER, ACROSS AND THROUGH SAID WEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 9, AND THE THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 16 OF SAID TOWNSHIP, LYING NORTH OF STATE ROUTE NO. 20, AS DELINEATED ON SKAGIT COUNTY SHORT PLAT NO. 7-73

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations contained in Deed regarding minerals and mineral rights, including the terms, covenants and provisions thereof

Recording Date: March 27, 1914
Recording No.: Volume 96, page 360

Recording Date: April 17, 1915
Recording No.: Volume 100, page 223
2. Reservations contained in Deed regarding minerals, including the terms, covenants and provisions thereof

Recording Date: June 21, 1954
Recording No.: 502941
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: October 24, 1972
Recording No.: 775750
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Various property owners
Purpose: Ingress, egress and utilities
Recording Date: October 30, 1972
Recording No.: 776070

Recording Date: December 8, 1972
Recording No.: 778003

Recording Date: April 25, 1973
Recording No.: 784041
5. A non-exclusive easement for ingress, egress and utilities over and across the Westerly and Southerly 30 feet of the subject property, as delineated on the face of the Short Plat and as set forth on various instruments of record.
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

EXHIBIT "B"Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 7-73, approved March 27, 1973:

Recording No: Unrecorded

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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."

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 07, 2025

between Adam G Ruiz Cammie K Franzen ("Buyer")
Buyer Buyer
and Gary L Davis Sondra L Davis ("Seller")
Seller Seller
concerning 7823 Parker Road Sedro Woolley WA 98284 (the "Property")
Address City State Zip

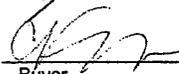
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

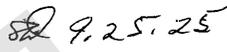
This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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.

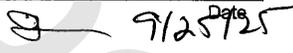
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.


Buyer 9/7/25
Date


Buyer 9/7/25
Date


Authentisicn Sondra L Davis 09/07/25
Seller Date


Authentisicn Gary L Davis 09/07/25
Seller Date