

When recorded return to:

Kevin Matthew Flannigan
7393 N Rietze Avenue
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253207

Sep 30 2025

Amount Paid \$5685.00
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

Escrow No.: 620060158

CHICAGO TITLE

620060158

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shalwa L Nicolaw, an unmarried person as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kevin Matthew Flannigan, an unmarried person

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

LOT 6, CASCADE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME
16 OF PLATS, PAGES 85 AND 86, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P108155/4667-000-006-0000

Subject to:

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

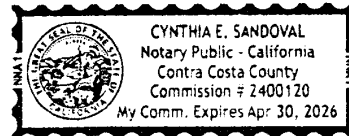
STATUTORY WARRANTY DEED
(continued)Dated: 9-26-2025Shalwa L Nicolaw
Shalwa L NicolawState of California
County of Contra CostaThis record was acknowledged before me on September 26, 2025 by Shalwa L Nicolaw.Cynthia E Sandoval
(Signature of notary public)
Notary Public in and for the State of California
My appointment expires: 4-30-2026

EXHIBIT "A"

Exceptions

1. 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 CASCADE HEIGHTS:

Recording No: 9512200049
2. Agreement, including the terms and conditions thereof; entered into;
By: Superior Portland Cement Co.
And Between: Puget Sound Power and Light Company
Recorded: March 19, 1957
Recording No: 548778, records of Skagit County, Washington
As Follows: The cement company reserves and retains and the power company hereby gives and grants to the cement company a right-of-way forever for an aerial tram line wherever necessary in crossing any of the power company lands and the Baker River from its present quarry or any other quarry of the cement company it may hereafter operate, to its plant at Concrete, providing any such tramway will not interfere with the operation or endanger in any way the dam, power house, tram lines and other property of the power company and providing further that it is the intention of the agreement that said tramway shall not be closer to the power company power house, than 300 feet.
3. 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."
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

5. The property herein described is carried on the tax rolls as partially exempt under a Senior Citizen's exemption and the assessed values have been "frozen." If said taxes are not paid prior to the sale by or death of the qualifying taxpayer, the exemption will be disallowed, the assessed value will be adjusted and the full tax amount for the current and/or prior years, if any, will be due:

Levy Code: 0910
Estimated amount of tax without exemption, including special taxes and charges: \$2,822.64
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Concrete.