

When recorded return to:
Arthur F Kuller and Janet P Kuller
1973 Fraser Avenue
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253218
Oct 01 2025
Amount Paid \$13745.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620059905

Escrow No.: 620059905

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald E Giles and Almeda M Giles, 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 Arthur F Kuller and Janet P Kuller, a married couple

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

LOT 4, "PLAT OF BIG FIR SOUTH, P.U.D.", NO. LU-06-089, RECORDED MAY 29, 2014, UNDER
AUDITOR'S FILE NO. 201405290037, 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): P131956 / 6019-000-000-0004

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9-29-25Gerald E. Giles
Gerald E GilesAlmeda M. Giles
Almeda M GilesState of Washington
County of SnohomishThis record was acknowledged before me on 9-29-25 by Gerald E Giles and Almeda M Giles.Teresa D. Varnes
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 5/29/27

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 Big Fir South, P.U.D. #LU-06-089:

Recording No: 201405290037
2. 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: March 23, 2007
Recording No.: 200703230074

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 25, 2007 and May 29, 2014
Recording No.: 200707250054
Recording No.: 201405290038
3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Big Fir Community Association
Recording Date: March 23, 2007
Recording No.: 200703230074
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Mount Vernon
Purpose: Drainage facilities
Recording Date: January 15, 1980
Recording No.: 8001150015
5. Terms and conditions contained in City of Mount Vernon Ordinance No. 3202;

Recording Date: June 28, 2004
Recording No.: 200406280217

EXHIBIT "A"**Exceptions
(continued)**

6. Terms and conditions of various instruments of record, executed for Boundary Line Adjustment purposes (see instruments for full particulars);
- Recording No.: 200511210248
Recording No.: 200511230106
Recording No.: 200512300211
Recording No.: 200601260115
7. 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: February 15, 2007
Recording No.: 200702150078
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Blane, LLC, a Washington Limited Liability Company
Recording Date: May 16, 2012
Recording No.: 201205160074
9. Temporary Construction Easement and Agreement, including the terms, covenants and provisions thereof;
- Recording Date: December 20, 2012
Recording No.: 201212200067
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: August 26, 2013
Recording No.: 201308260192
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Mount Vernon
Purpose: See instrument
Recording Date: June 20, 2011
Recording No.: 201106200175

EXHIBIT "A"

**Exceptions
(continued)**

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Big Fir Community Association.
14. Assessments, if any, levied by Mt Vernon.
15. City, county or local improvement district assessments, if any.