

When recorded return to:

Steven Pugh, Cassie Henry, and Aden Pugh
14785 Channel Drive
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253308

Oct 09 2025

Amount Paid \$12036.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23991-TB

THE GRANTOR(S) **John E. Weston and Tracy L. Weston, husband and wife**

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

in hand paid, conveys, and warrants to **Steven Pugh and Cassie Henry, husband and wife, and Aden Pugh, an unmarried man**

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

LOT 15, PLAT OF SKAGIT BEACH NO. 5, ACCORDING TO THE MAP THEREOF RECORDED UNDER VOLUME 10 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT 'E', AS ORIGINALLY CREATED ON THE PLAT OF SKAGIT BEACH NO.1 ACCORDING TO THE MAP THEREOF RECORDED UNDER VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS RECONFIGURED BY SAID PLAT OF SKAGIT BEACH NO. 5, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 15 OF SAID PLAT OF SKAGIT BEACH NO. 5; THENCE ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 15, NORTH 79°30'00" EAST 5.73 FEET; THENCE SOUTH 14°41'49" EAST 75.20 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 15; THENCE ALONG SAID LINE EXTENSION SOUTH 79°30'00" WEST 11.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE EAST LINE OF SAID LOT 15 NORTH 10°30'00" WEST 75.00 FEET TO THE POINT OF BEGINNING

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Abbreviated legal description: Property 1:
LOT 15, PLAT OF SKAGIT BEACH NO. 5

P77783

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23991-TB

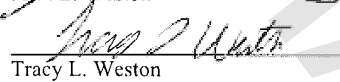
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This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P77783/4189-000-015-0008

Dated: 10-7-25


John E. Weston


Tracy L. Weston

STATE OF WASHINGTON
COUNTY OF SKAGIT

*October

This record was acknowledged before me on this 7 day of ~~XXXXXX~~ 2025, by John E. Weston and Tracy L. Weston.


Signature

Notary Public
Title

My commission expires: 7-25-28



Statutory Warranty Deed
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EXHIBIT A

25-23991-TB

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

Recorded: June 9, 1966

Auditor's No.: 683921, 683922 and 683923

Executed By: Skagit Properties Co., which also appears of record as Skagit Properties, Inc.

Said covenants are similarly though not identically worded.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE CORRECTED:

Declaration Dated: June 3, 1968

Recorded: June 18, 1968

Auditor's No.: 714706

Executed By: Skagit Properties Company

14. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Underground electric system

In Favor Of: Puget Sound Power & Light Company

Recorded: September 11, 1973

Auditor's No.: 790625

Affects: 7 foot strip as constructed along front lot line

15. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Skagit Beach Div. No. 5

Recorded: July 25, 1972

Auditor's No.: 771599 (Vol. 10 of Plats, page 27)

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".

16. Regulatory notice/agreement regarding On Site Sewage Disposal System that may include covenants, conditions and restrictions affecting the subject property, recorded on September 1, 1983 as Auditor's File No. 8909010014 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said

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notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

17. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: August 4, 2021
Auditor's No.: 202108040026

18. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on January 10, 2023 under Auditor's File No. 202301100121.

19. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 19 of Skagit County
Recorded: July 17, 1973
Auditor's No.: 638435 (and other documents of record)
Purpose: Ingress and egress
Area Affected: Exact location undisclosed on the record

20. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skagit Beach No. 1
Recorded: June 19, 1964
Auditor's No.: 652085

End of Exhibit A