

When recorded return to:
Oscar Gilson and Kirey Gilson
18207 Majestic Ridge Ln
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253309
Oct 09 2025
Amount Paid \$10719.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620060245

Escrow No.: 245474258

STATUTORY WARRANTY DEED

THE GRANTOR(S) Blake H Bollin, an unmarried person and Heather L Freels, an unmarried person,
each as their respective separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration

in hand paid, conveys and warrants to Oscar Gilson and Kirey Gilson, 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 OF TRACTS 38 AND 39, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY,
WASHINGTON"

Tax Parcel Number(s): P112522, 3862-000-039-0300

Subject to:

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:

Granted to: Skagit County Sewer District No. 2

Purpose: Ingress and Egress to pump site

Recording Date: June 26, 1981

Recording No.: 8106260069

Affects: Not disclosed of record

STATUTORY WARRANTY DEED

(continued)

Sewer Service Agreement, including the terms, covenants and provisions thereof
Recording Date: May 13, 1996
Recording No.: 9605130096

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Ingress and Egress to pump station
Recording Date: May 13, 1996
Recording No.: 9605130097
Affects: Not disclosed of record

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: 200001310003

Skagit County Variance No VA 00- 193, including the terms, covenants and provisions thereof
Recording Date: November 9, 2000
Recording No.: 200011090094

Plat Lot of Record Certification
Recording Date: May 20, 2008
Recording No.: 2008005200081

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 1, 2018
Recording No.: 201810010142
Matters shown: Boundary discrepancy

Plat Lot of Record Certification, including the terms, covenants and provisions thereof
Recording Date: July 24, 2020
Recording No.: 2020072401335

Protected Critical Area Site Plan, including the terms, covenants and provisions thereof
Recording Date: November 24, 2020
Recording No.: 202011240002

Setback Easement, including the terms, covenants and provisions thereof
Recording Date: February 24, 2021
Recording No.: 202102240019

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

STATUTORY WARRANTY DEED

(continued)

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances.

Recording Date: October 27, 2021

Recording No.: 202110270014

Affects: Portion of said premises

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."

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

STATUTORY WARRANTY DEED

(continued)

Dated: 10-7-25Blake H Bollin
Blake H BollinHeather L Freels
Heather L FreelsState of Washington
County of SnohomishThis record was acknowledged before me on 10/7/2025 by Blake Bollin.Sharon E. Schoonover
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 9-4-26

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

State of Washington
County of SnohomishThis record was acknowledged before me on 10/7/2025 by Heather Freels.Sharon E. Schoonover
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 9-4-26

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

EXHIBIT "A"
Legal Description

That portion of Tracts 38 and 39, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Westerly of the H.C. Peters Road Extension 263, as deeded in Skagit County by Deed recorded June 26, 1947, under Auditor's File No. 406022 and lying Westerly of the following described line:

Beginning at the Southwest corner of said Tract 39;
then Northeasterly along the Southerly line of said Tract 39, a distance of 75 feet to the true point of beginning of this line description;
then Northwestery, at right angles to said South line of Tract 39, to the Southerly right of way line of the H.C. Peters Road Extension 263, as deeded to Skagit County by deed recorded June 26, 1947, under Auditor's File No. 406022, and the terminus of this line description,

EXCEPT 40 foot road right of way deeded to Skagit County by deed recorded in Volume 119 of Deeds, page 254.

Situate in the County of Skagit, State of Washington.