

202510160072

10/16/2025 02:42 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

John Neil Hawdon
6928 Steelhead Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253398

Oct 16 2025

Amount Paid \$9722.20

Skagit County Treasurer

By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

U20060079

Escrow No.: 620060079

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jake William Stringfellow, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to John Neil Hawdon, an unmarried person and Caitlyn Tate
Daniels, an unmarried person

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

LOT 28, "SAMISH RIVER PARK, DIVISION NO. 1, " AS PER PLAT RECORDED IN VOLUME 9
OF PLATS, PAGES 43 AND 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

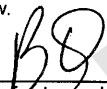
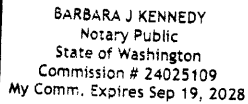
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P68707/3990-000-028-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: October 9, 2025
Jake William StringfellowState of WashingtonCounty of KittitasThis record was acknowledged before me on October 9, 2025 by Jake William Stringfellow.
(Signature of Notary public)
Notary Public in and for the State of Washington
My appointment expires: 09/19/2028

BARBARA J KENNEDY
Notary Public
State of Washington
Commission # 24025109
My Comm. Expires Sep 19, 2028

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: August 10, 1929
 Recording No.: 225812
 Affects: Portion of said premises

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

Granted to: State of Washington, Department of Game
 Purpose: Right of way for sport fishermen
 Recording Date: May 11, 1954
 Recording No.: 501365

3. 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: August 15, 1967
 Recording No.: 703232

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 16, 1968
 Recording No.: 710329

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 12, 1979
 Recording No.: 7904120004

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 22, 1995
 Recording No.: 9509220088

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 23, 1998

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

Recording No.: 9803230110

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 1998
Recording No.: 9808180048

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Samish River Park, Inc.
Recording Date: August 15, 1967
Recording No.: 703232

5. 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 Samish River Park Division No. 1:

Recording No: 703269

6. Agreement and the terms and conditions thereof:

Recording Date: January 7, 1970
Recording No.: 734683

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: June 3, 2002
Recording No.: 200206030162

8. Resolution No. 2121-08 and the terms and conditions thereof:

Recording Date: May 12, 2008
Recording No.: 200805120181

9. Resolution No. 2161-09 and the terms and conditions thereof:

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

Recording Date: June 12, 2009
Recording No.: 200906120099

Said Resolution is Partial Release of Assessment recorded under recording number 200909100051

10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
11. 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."

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

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