

When recorded return to:

Larry L. Prentice and Pamala G Prentice
584 Elm Street
Hamilton, WA 98255

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059909

CHICAGO TITLE
620059909

SKAGIT COUNTY WASHINGTON**REAL ESTATE EXCISE TAX**

Affidavit No. 20253504

Oct 24 2025

Amount Paid \$1765.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ted Palmer Family LLC, a limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Larry L. Prentice and Pamala G Prentice, 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 LT 17 AND ALL OF LTS 18 THRU 25, 30 THRU 38, BLK 61, HAMILTON TOWNSITE
COMPANY'S FOURTH ADDN TO THE TOWN OF HAMILTON

Tax Parcel Number(s): P73809 / 4115-061-038-0010

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10-24-25

Ted Palmer Family LLC

BY: Annette M. Iversen
Annette M. Iversen
Member

State of Washington
County of Skagit

This record was acknowledged before me on 10/24/2025 by Annette M. Iversen as Member of Ted Palmer Family LLC.

as members of the Palmer Family 220

A handwritten signature in black ink that reads "Anna T. Ball". The signature is fluid and cursive, with "Anna" on the first line and "T. Ball" on the second line.

(Signature of notary public) _____
Notary Public in and for the State of Washington
My appointment expires: 4-16-2029



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73809 / 4115-061-038-0010

THE EAST HALF OF LOT 17 AND ALL OF LOTS 18 THROUGH 25, 30 THROUGH 38, BLOCK 61,
HAMILTON TOWNSITE COMPANY'S FOURTH ADDITION TO THE TOWN OF HAMILTON,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 7,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Plat of The Hamilton Townsite Company's Fourth Addition to the Town of Hamilton:

Recording No: 6735

2. Certificate for Ordinance and the terms and conditions thereof:

Recording Date: December 20, 1994
Recording No.: 9412200015

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. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account Number:	P73809 / 4115-061-038-0010
Levy Code:	0915
Assessed Value-Land:	\$102,800.00
Assessed Value-Improvements:	\$99,000.00

EXHIBIT "B"

Exceptions (continued)

General and Special Taxes: Billed:\$1,484.55
Paid: \$1,484.55
Unpaid:\$0.00

5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Hamilton.