

When recorded return to:
Andrew Neeld and Avery Neeld
P.O. Box 371
Clearlake, WA 98235

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060351

CHICAGO TITLE

620060351

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253511

Oct 24 2025

Amount Paid \$11698.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin Raymond Huggins, an unmarried person and Janis L. Fehrer, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Andrew Neeld and Avery Neeld, 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.)

LT A, SKAGIT COUNTY SP NO. PL04-0740, REC 200509260210; BEING PTN OF SE 1/4 OF SEC 1-34-4E, W.M.

Tax Parcel Number(s): P123373 / 340401-0-021-0300

Subject to:

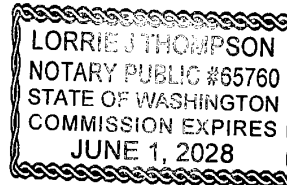
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 17 OCT, 2025

[Signature]
Justin R Huggins

[Signature]
Janis L. Fehrer



State of Washington

County of SKagit

This record was acknowledged before me on October 17, 2025 by Justin Raymond Huggins.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

State of Washington

County of Whatcom

This record was acknowledged before me on October 23, 2025 by Janis L. Fehrer.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

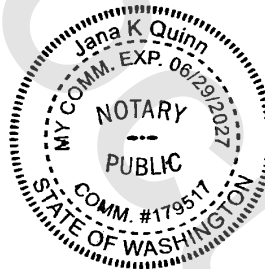


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P123373 / 340401-0-021-0300

LOT A OF SKAGIT COUNTY SHORT PLAT NO. PL04-0740, AS APPROVED SEPTEMBER 26, 2005, AND RECORDED SEPTEMBER 26, 2005 UNDER RECORDING NO. 200509260210, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: October 5, 1929
 Recording No.: 227403, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: As constructed in Section 1, Township 34 North, Range 4 East of the Willamette Meridian
2. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: March 4, 1940
 Recording No.: 322474, records of Skagit County, Washington
 In favor of: Clear Lake Water Corp., a Washington corporation
 For: Underground water pipes and water mains
 Affects: Section 1, Township 34 North, Range 4 East of the Willamette Meridian
3. Terms, conditions, and restrictions of that instrument entitled Planning and Permit Center Lot Certification:

Recorded: December 16, 2003
 Auditor's No(s): 200312160127
4. 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: April 30, 2004
 Recording No.: 200404300124
5. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: April 30, 2004
 Recording No: 200404300123
 Recording No: 200404300125
 In favor of: Cultus View LLC, a Washington Limited Liability Company
 For: Ingress, egress and utilities
 Affects: That portion of said premises delineated as Easement A in said document
6. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area:

EXHIBIT "B"

Exceptions
(continued)

Recorded: August 6, 2004
Auditor's No(s): 200408060131

7. Easement, including the terms and conditions thereof, granted by instrument:

Recorded: January 10, 2005
Recording No.: 200501100133
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Underground electric system, together with necessary appurtenances
Affects: Said premises and other property

8. Road and Drainage Facilities Maintenance Covenant, and the terms and conditions thereof:

Recording Date: September 26, 2005
Recording No.: 200509260207

9. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification:

Recorded: September 26, 2005
Auditor's No(s): 200509260209

10. 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 Skagit County Short Plat No. PL04-0740:

Recording No: 200509260210

11. 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: December 6, 2005
Recording No.: 200512060001

Amended and Restated Declaration recorded December 12, 2007 under Recording No.: 200712120027.

12. 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:

EXHIBIT "B"Exceptions
(continued)

Imposed by: Cultus View Improvement Association
Recording Date: December 6, 2005
Recording No.: 200512060001

13. 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 21, 2025

between Andrew Neeld Avery Neeld ("Buyer")

and Justin R Huggins Janis L Fehrer ("Seller")

concerning 12700 Sawyer Ct Mount Vernon WA 98235 (the "Property")

Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

AuthentisIGN
Andrew Neeld 09/21/2025
 Buyer Date

AuthenticSIGN®
Avery Needd 09/21/2025
 Buyer Date

Authentisign
Justin R Huggins 07/14/2025
Seller Date

Authentisign
Janis L Fehrer 07/15/2025
 Seller Date