

When recorded return to:
Melinda K. Bobb and Joshua E. Bobb
25473 Morford Court
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253514

Oct 27 2025

Amount Paid \$19120.60
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620060391

Escrow No.: 620060391

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony J. Deluca, 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 Melinda K. Bobb and Joshua E. Bobb, 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. 3, SHORT CARD PL-06-0108, REC NO. 200608180121 AND PTN SE 1/4 SW 1/4 SW 1/4 SE
1/4 SEC 32-35-5E, W.M.

Tax Parcel Number(s): P124883 / 350532-3-008-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 15, 2025



Anthony J. Deluca

State of Washington

County of Skagit

This record was acknowledged before me on 10/17/2025 by Anthony J. Deluca.

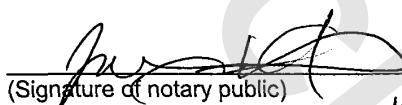

(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124883 / 350532-3-008-0400

Lot 3, Short Card PL-06-0108, approved and recorded August 18, 2006 under Auditor's File No. 200608180121, records of Skagit County, Washington and being a portion of the Southeast Quarter of the Southwest Quarter and of the Southwest Quarter of the Southeast Quarter of Section 32, Township 35 North, Range 5 East of the Willamette Meridian.

Together with an easement for ingress, egress and utilities over, under and across a portion of Lot 4 as delineated as Morford Court on the face of Short Plat Card PL-06-0108 and being a portion of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of Southeast Quarter of Section 32, Township 35 North, Range 5 East of the Willamette Meridian;

AND TOGETHER WITH rights and easements as defined in Private Roadway Maintenance Declaration recorded August 18, 2006 under Auditor's File No. 200608180122, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

EXHIBIT "B"
Exceptions

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

Purpose: Laying and maintaining a water line and erecting and maintaining a telephone line
Recording Date: July 22, 1910
Recording No.: 80393
Affects: Exact location not disclosed on the record

2. Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Reservation
Recording Date: December 23, 1943
Recording No.: 368002

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

3. Reservation of the right to keep and maintain its pipe line or water main system over and across said property with right to enter thereon for the purpose of repairing and maintaining said lines as contained in deed from the Receivers of Clear Lake Lumber Company to H.C. Peters recorded in Volume 152 of Deeds, page 125.

Affects: A portion in the Southwest Quarter of the Southeast Quarter

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

Granted to: Public Utility District No. 1
Purpose: Water pipe line
Recording Date: November 29, 1944
Recording No.: 376296
Affects: Portion of Lot 4

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 Short Card PL-06-0108:

Recording No: 200608180121

6. 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,

EXHIBIT "B"

Exceptions
(continued)

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 18, 2006
Recording No.: 200608180122

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 28, 2006
Recording No.: 200608280129
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee

8. 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."

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

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