

202510280040

10/28/2025 11:30 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Timothy R. Norman and Kelly A. Norman
17835 West Big Lake Boulevard
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253539

Oct 28 2025

Amount Paid \$40017.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23940-TB

THE GRANTOR(S) **Brian K. Smith and Emily Smith, husband and wife**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Timothy R. Norman and Kelly A. Norman, a married couple**

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

Lot 19, BIG LAKE WATER FRONT TRACTS, according to the plat thereof, recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington;

EXCEPT that portion of the Northerly 17 feet of Lot 19, Big Lake Water Front Tracts, according to the plat thereof, recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Easterly of the Westerly 225 feet of said lot, as measured parallel with the Northerly and Westerly lines of said Lot 19.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:
Ptn. Lot 19, BIG LAKE WATER FRONT TRACTS

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P61981/3862-000-019-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23940-TB

Page 1 of 4

Dated: 10-28-25

Brian K. Smith

Brian K. Smith

Emily Smith

Emily Smith

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 28th day of October, 2025, by Brian K. Smith and Emily Smith.

Scott J Bentley

Signature

Notary

Title

My commission expires: 05/10/27

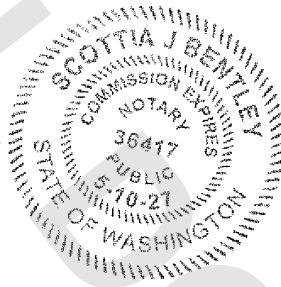


EXHIBIT A

25-23940-TB

2. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, adverse circumstance, discrepancies, conflicts in boundary lines or shortages in area affecting the Title that would be disclosed by an accurate and complete and current survey of the Land.
4. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
6. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
7. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
8. Unpatented mining claims, and all rights relating thereto.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
10. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
11. Water rights, claims or title to water.
12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named First Addition Big Lake Water Front Tracts recorded November 2, 1914 as Auditor's File No. Volume 4 of Plats, Page 15.
14. Right granted by State of Washington to Day Lumber Co., a corporation to overflow the bed and shore of Big Lake by that certain order dated April 7, 1924; certified copy of which was recorded April 21, 1924, in Volume 133 of Deeds, page 12, under Auditor's File No. 173578, records of Skagit County, Washington.
15. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Big Lake.
16. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing,

Statutory Warranty Deed
LPB 10-05

boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

17. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: August 16, 1937
Auditor's No(s): 293451, records of Skagit County, Washington
In favor of: All Tracts in Lots 18 and 19 of said Big Lake Water Front Tracts
Affects: Portion of said premises and other property
18. Easement, including the terms and conditions thereof, granted by instrument(s);
Auditor's No(s): 895471, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2, a municipal corporation
For: Sanitary sewers
19. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 28, 1979
Auditor's No(s): 7909280027, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2, a municipal corporation
For: Utilities
20. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on June 6, 2001 as Auditor's File No. 200106060018.
21. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: May 18, 2004
Auditor's No(s): 200405180100, records of Skagit County, Washington
22. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 2, 2003
Auditor's No(s): 200306020204, records of Skagit County, Washington
In favor of: Edward G. Harris and Sandra M. Harris, husband and wife
For: Ingress, egress and utilities
Affects: The Westerly 225 feet of the Northerly 17 feet of said Lot 19
23. Terms, conditions, and restrictions of those instruments entitled Accessory Dwelling Unit;
Recorded: October 11, 2012
Auditor's No(s): 201210110054 and 201210110055, records of Skagit County, Washington

End of Exhibit A