

When recorded return to:

Zachary Bryant and Danielle Jordahl
2911 Meridian Ct
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253754

Nov 18 2025

Amount Paid \$25760.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620058868
Escrow No.: 245475012

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeff Kidd and Nina Kidd, Trustees of The Kidd Family Trust dated February 24, 2017

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Zachary Bryant and Danielle Jordahl, 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. C, SP NO. 96-001, REC NO. 9712030049 AND PTN NW 1/4 NE 1/4 SEC 27-35-1E

Tax Parcel Number(s): P112630, 350127-2-004-1900

Subject to:

SEE EXHIBIT "" ATTACHED HERETO AND MADE A PART HEREOF

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."

STATUTORY WARRANTY DEED

(continued)

Dated: November 12, 2025

The Kidd Family Trust dated February 24, 2017

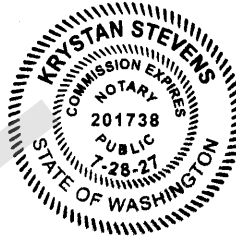
BY: [Signature]
Jeff Kidd, TrusteeBY: [Signature]
Nina Kidd, TrusteeState of WACounty of SkagitThis record was acknowledged before me on November 12, 2025 by Jeff Kidd and Nina Kidd as Trustees of The Kidd Family Trust dated February 24, 2017.[Signature]
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 07-28-2027

EXHIBIT "A"

Legal Description

LOT C, ANACORTES SHORT PLAT NO. 96-001 (REVISION), APPROVED DECEMBER 1, 1997, RECORDED DECEMBER 3, 1997, IN VOLUME 13 OF SHORT PLATS, PAGE 60, AND RECORDED UNDER AUDITOR'S FILE NO. 9712030049, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE EAST HALF OF LOT B, ANACORTES SHORT PLAT NO. 96-001 (REVISION), APPROVED DECEMBER 1, 1997, RECORDED DECEMBER 3, 1997, IN VOLUME 13 OF SHORT PLATS, PAGE 60, AND RECORDED UNDER AUDITOR'S FILE NO. 9712030049, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, 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 SHORT PLAT NO. AN 90-004:

Recording No: 9012190015

2. 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 PLAT NO. ANA 96-001:

Recording No: 9712030049

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

Granted to: Puget Sound Power and Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: August 21, 1996
Recording No.: 9608210030
Affects: Portion of said premises as constructed

4. Covenants, conditions and restrictions 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 in the document

Recording Date: May 31, 2000
Recording No.: 200005310036

As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

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