

When recorded return to:
Jonathan Edward Sleight
13614 72nd Ave E
Puyallup, WA 98373

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253813
Nov 21 2025
Amount Paid \$4984.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310
Seattle, WA 98133

Escrow No.: 0301554-OC

Chicago Title
620060342

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward F. Rundle, an unmarried person, as to an undivided 50% interest for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jonathan Edward Sleight, presumptively subject to the community property interest of a spouse/registered domestic partner, if any and Christopher Todd Sleight, presumptively subject to the community property interest of a spouse/registered domestic partner, if any and Deborah Louise Ellis, presumptively subject to the community property interest of a spouse/registered domestic partner, if any

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

PARCEL A:

LOT 115, BLOCK 1, LAKE CAVANAUGH SUBDIVISION NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THE EAST 1/2 OF LOT 21, BLOCK 3, LAKE CAVANAUGH SUBDIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66890 / 3939-001-115-0000, P104179 / 3939-003-021-0100,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

STATUTORY WARRANTY DEED
(continued)

Dated: 11/19/25

Edward F. Rundle
Edward F. Rundle

State of Washington
County of OKANAGAN
This record was acknowledged before me on 11/19/25 by Edward F. Rundle.

Kelly A Townsend
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6/6/27

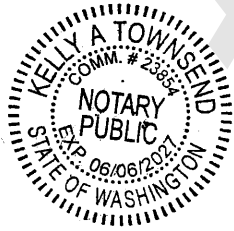


EXHIBIT A EXCEPTIONS

Order No.: 0301554-OC

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 the Plat of Lake Cavanaugh Subdivision No. 3:

Recording No: Volume 6 page 25

2. Right of way contract, and the terms and conditions thereof:

Recording Date: January 24, 1994

Recording No.: 9401240116

3. Drinking Water System Status, and the terms and conditions thereof:

Recording Date: September 16, 2013

Recording No.: 201309160094

4. Protected Critical Area Site Plan, and the terms and conditions thereof:

Recording Date: August 7, 2014

Recording No.: 201408070033

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 Survey:

Recording No: 201410080091

6. Notice of decision, and the terms and conditions thereof:

Recording Date: November 4, 2014

Recording No.: 201411040065

7. 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 Survey:

Recording No: 9401070113

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

11. 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,

**EXHIBIT A
EXCEPTIONS**
(continued)

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."

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