

When recorded return to:

Taylor J. Williams And Walter L. Sharp
1613 S 10th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253876

Dec 01 2025

Amount Paid \$9704.40
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

Escrow No.: 620060637

CHICAGO TITLE
620060637

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger J Wills, 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 Taylor J. Williams, an unmarried woman and Walter L. Sharp, an
unmarried man, all as Joint Tenants

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.)

PTN OF NW 1/4 OF SEC 29-34-4E

Tax Parcel Number(s): P28418 / 340429-0-237-0016, P28529 / 340429-0-337-0007

Subject to:

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

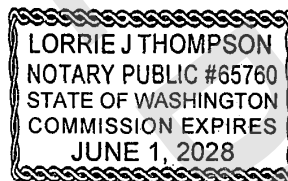
STATUTORY WARRANTY DEED
(continued)Dated: 11/26/25Roger J Wills
Roger J WillsState of WashingtonCounty of SKagitThis record was acknowledged before me on November 26, 2025 by Roger J Wills.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28418 / 340429-0-237-0016 and P28529 / 340429-0-337-0007

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;
THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 135 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 205 FEET;
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER TO INTERSECT WITH THE EAST LINE OF THAT CERTAIN EASEMENT GRANTED TO R.O. WELTS, JR. AND W.C. MOORE, BY INSTRUMENT DATED DECEMBER 16, 1939 AND RECORDED DECEMBER 18, 1939, IN VOLUME 178 OF DEEDS, PAGE 418, RECORDS OF SAID COUNTY;
THENCE NORTHERLY ALONG EAST LINE OF SAID EASEMENT TO THE NORTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;
THENCE EAST TO THE POINT OF BEGINNING.

PARCEL A1:

AN EASEMENT FOR SEWER PIPELINE DATED THE 4TH DAY OF FEBRUARY, 1953, AND RECORDED ON THE 13TH DAY OF APRIL, 1953, IN VOLUME 255 OF DEEDS, PAGE 484 UNDER AUDITOR'S FILE NO. 487038.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, WHICH POINT BEARS SOUTH 89°50'40" EAST FROM THE NORTHWEST CORNER OF SAID SUBDIVISION, A DISTANCE OF 135 FEET AND WHICH POINT BEARS NORTH 89°50'40" WEST, A DISTANCE OF 416.5 FEET FROM THE INTERSECTION OF THE CENTERLINE OF ELEVENTH STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON, AND THE SAID NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 44°32'44" EAST A DISTANCE OF 85.44 FEET;
THENCE IN A SOUTHWESTERLY DIRECTION ON A CURVE TO THE LEFT, THE TANGENT TO WHICH AT THE POINT OF CURVATURE BEARS SOUTH 45°27'16" WEST HAVING A RADIUS OF

EXHIBIT "A"

Legal Description
(continued)

209.99 FEET AND A CENTRAL ANGLE OF 37°34'02" AN ARC DISTANCE OF 137.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 135 FEET OF SAID SUBDIVISION;
THENCE NORTH 0°14'30" EAST ALONG SAID EAST LINE OF THE WEST 135 FEET OF SAID SUBDIVISION, A DISTANCE OF 181.74 FEET TO THE POINT OF BEGINNING.

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 Survey:

Recording No: 9409190111

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mount Vernon.
5. City, county or local improvement district assessments, if any.