

When recorded return to:
Cassandra A. Sutherland
5860 Bow St
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253878
Dec 01 2025
Amount Paid \$8761.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620060573

Escrow No.: 245475481

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jenifer Erin Trusty, Personal Representative for the Estate of Lucy Arrowsmith, also appearing of record as Lucy Arrowsmith Trusty,, deceased (King County Superior Court Case No. 25-4-00735-6 SEA)

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 Cassandra A. Sutherland, an Unmarried woman as her sole and separate property

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, BLOCK 6, PLAT OF BOW, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3 OF PLATS, PAGE 40, 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): P71258, 4074-006-001-0017

Subject to:

1. 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,

STATUTORY WARRANTY DEED

(continued)

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 Bow, recorded in Volume 3 of Plats, Page 40:
Recording No: 49124

2. 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, 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: October 24, 1902

Recording No.: 539972

As Follows: This conveyance is made with the express condition that no liquors or other intoxicating liquors shall ever be kept for sale on said premises, and in case intoxicating liquors are sold or kept for sale on said premises, then the said premises shall immediately revert to this grantor, his heirs and assigns

3. 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: 201102250041

4. 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

STATUTORY WARRANTY DEED

(continued)

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."

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

STATUTORY WARRANTY DEED

(continued)

Dated: 11/21/25

the Estate of Lucy Arrowsmith

BY: Jenifer Erin Trusty
Jenifer Erin Trusty
Personal RepresentativeState of WashingtonCounty of SKagitThis record was acknowledged before me on November 21, 2025 by Jenifer Erin Trusty
as Personal Representative for the Estate of Lucy Arrowsmith Trusty, also appearing of record as Lucy
ArrowsmithLorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028