

When recorded return to:
Brett N. Welch and Heidi A. Welch
10842 Evergreen Terrace SW
Lakewood, WA 98498

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253881
Dec 02 2025
Amount Paid \$4917.00
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

CHICAGO TITLE
20060481

Escrow No.: 620060481

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jessica Leitch and Jennifer Leitch, Administrator's of The Estate of James Stanley Leitch

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Brett N. Welch and Heidi A. Welch, 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.)

TRACT 2, SCSP NO. 62-73 BEING PTN NE 24-34-03

Tax Parcel Number(s): P22548 / 340324-0-033-0109

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11/26/2025

The Estate of James Stanley Leitch, deceased

BY: Jessica Leitch

Jessica Leitch
Administrator

BY: Jennifer Leitch

Jennifer Leitch
Administrator

State of WASHINGTON
County of King

This record was acknowledged before me by means of communication technology
on 11/26/2025 by Jessica Leitch, Administrator for The Estate of James Stanley Leitch, deceased

L B YUEN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210977
COMMISSION EXPIRES 11/09/2027

[Signature]
Notary Public
My commission expires: 11/09/2027

Notarized remotely online using communication technology via Proof.

State of WASHINGTON
County of King

This record was acknowledged before me by means of communication technology
on 11/26/2025 by Jennifer Leitch, Administrator for The Estate of James Stanley Leitch, deceased

L B YUEN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210977
COMMISSION EXPIRES 11/09/2027

[Signature]
Notary Public
My commission expires: 11/09/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22548 / 340324-0-033-0109

TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 62-73, APPROVED DECEMBER 10, 1973,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 104.42 FEET OF THE FOLLOWING DESCRIBED TRACT IN THE EAST 1/2 OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3
EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF
THE NORTHEAST 1/4;

THENCE WEST 104 FEET;

THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE
NORTHEAST 1/4, 224.42 FEET;

THENCE EAST 104 FEET;

THENCE NORTH 224.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES
OVER AND ACROSS THE WEST 20 FEET OF THE NORTH 100 FEET OF THE FOLLOWING
DESCRIBED TRACT IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SAID SECTION 24:

BEGINNING AT THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF
THE NORTHEAST 1/4;

THENCE WEST 104 FEET;

THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE
NORTHEAST 1/4, 224.42 FEET;

THENCE EAST 104 FEET;

THENCE NORTH 224.42 FEET TO THE POINT OF BEGINNING,

EXCEPT ROAD AND DITCH RIGHTS-OF-WAY.

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 62-73.

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