

**When recorded return to:**  
Gary Lemmon and Kathleen Lemmon  
270 Lewis Pl  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20253899  
Dec 04 2025  
Amount Paid \$8005.00  
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

Escrow No.: 245475462

Chicago Title  
620060154

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ashley Chala, who acquired title as Ashley Gayle Rodgers, as her separate estate 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 Gary Lemmon and Kathleen Lemmon, 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 D, CITY OF SEDRO WOOLLEY SP NO. SW-2579, REC 200810280082; BEING PTN OF NE 1/4 OF

SEC 23-35-4E

Tax Parcel Number(s): P128043

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 12/3/2025

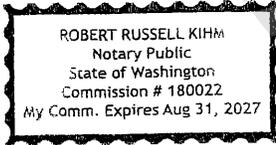
Ashley Chala  
Ashley Chala

Sebastian Jan Chala  
Sebastian Jan Chala

State of WA.  
County of Whatcom

This record was acknowledged before me on 12/3/25 by Ashley Chala and Sebastian Jan Chala.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA.  
My commission expires: 8/31/27



**EXHIBIT "A"**  
Legal Description

LOT D, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-2579, RECORDED OCTOBER 28, 2008, UNDER AUDITOR'S FILE NO. 200810280082; BEING A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

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, 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. SW-2579:

Recording No: 200810280082

2. 2. Covenants, conditions, restrictions and easements 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: May 8, 2006  
Recording No.: 200605080212

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 7, 2006  
Recording No.: 200607070003

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 28, 2008  
Recording No.: 200810280083

3. 3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth above:

Imposed by: The Klinger Estates Homeowners Association

4. 4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 2, 2005  
Recording No.: 200505020130

5. 5. City of Sedro Woolley Ordinance No. 1481-04 and the terms and conditions thereof:

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: October 13, 2004  
Recording No.: 200410130026

6. 6. Ditch right of way, constructive notice of which is disclosed by various instruments of record. The exact location and extent of said right of way is not disclosed of record
7. 7. 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."

8. 8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 9. Assessments, if any, levied by Sedro Woolley.