

202512050043

12/05/2025 12:56 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Abigail M. Brown
605 Cedar Tree Drive
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253919

Dec 05 2025

Amount Paid \$7045.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24866-TB

THE GRANTOR(S) **Jacob Roseberry, Administrator of The Estate of Stephen G. Roseberry, deceased**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Abigail M. Brown, an unmarried person**

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

Lot 3, PLAT OF NORTH CENTRAL DIVISION, as per plat recorded in Volume 15 of Plats, pages 46 and 47,
records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 3, PLAT OF NORTH CENTRAL DIVISION

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A"
attached hereto

Tax Parcel Number(s): P102012/4586-000-003-0002

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24866-TB

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Dated: 12/3/25

The Estate of Stephen G. Roseberry, deceased

By: [Signature]
Jacob Roseberry, Administrator

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 3 day of December, 2025, by Jacob Roseberry,
Administrator of The Estate of Stephen G. Roseberry, deceased.

[Signature]
Signature

Notary
Title

My commission expires: June 16, 2029

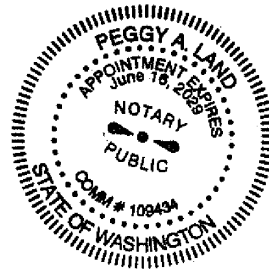


EXHIBIT A

25-24866-TB

9. EASEMENT, FOR ROAD AND WATER SYSTEM, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Reserved By: Elizabeth B. Christianson

Dated: October 8, 1969

Recorded: October 20, 1969

Auditor's No: 732135

As Follows:

The Grantor hereby reserves to herself, her heirs, assigns and administrators, a right-of-way across an existing road on said premises to the North 15 acres of the aforescribed premises and a right to take water from a water system on said premises and to transport said water by pipeline across said premises.
(Location thereof not disclosed of record)

10. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: April 9, 1992

Recorded: April 22, 1992

Auditor's No: 9204220112

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

A 10-foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road right-of-way within "Plat of North Central Division".

11. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: North Central Division

Recorded: August 28, 1992

Auditor's No: 9208280164

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 5, 1992

Recorded: September 29, 1992

Auditor's No: 9209290104 and 9209290105

Executed by: Daniel R. Madlung and Sandy Madlung; Lance F. Sims and Jan Sims; Daniel F. Sims and Sandi Sims; and Vern F. Sims and Marie Sims

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24866-TB

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25-4-00492-29
LTRTS 11
Letters Testamentary
19742336



ORIGINAL

SKAGIT COUNTY, WASH
FILED

OCT 16 2025

MELISSA BEATON, CO. CLERK
DeputySUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

Estate of STEPHEN G ROSEBERRY:

NO. 25-4-00492-29

LETTERS TESTAMENTARY
(LTRTS)

Whereas, the Last Will and Testament of STEPHEN G ROSEBERRY deceased, was on
September 29, 2025, duly exhibited, proven, and recorded in our said superior court,

Whereas, it appears in and by said Will that JACOB ROSEBERRY is appointed Administrator
thereon, and whereas, said JACOB ROSEBERRY has duly qualified,

Now therefore, know all persons by these presents, that we do hereby authorize the said
JACOB ROSEBERRY to execute said will according to law.

Witness my hand and the seal of said court, October 16, 2025.

I, MELISSA BEATON, Clerk of the Superior Court of
the State of Washington, for Skagit County, do
hereby certify that this is a true copy of the original
now on file in my office. Dated 10/17/25



MELISSA BEATON, County Clerk

By: Grace Pianos
Deputy Clerk Grace PianosMelissa Beaton, County Clerk
Clerk of the Superior Court

By Deanna Mallchok Deputy Clerk

