

When recorded return to:
Jeffrey Steensland and Elizabeth Steensland
7514 Avalon Heights Way
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253977

Dec 11 2025

Amount Paid \$21078.60
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
620060691

Escrow No.: 620060691

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steve Cowan, also appearing of records as Steven G. Cowan and Senatt Meas, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jeffrey Steensland and Elizabeth Steensland, 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. 8, PLAT OF AVALON HEIGHTS, REC NO. 200708220070

Tax Parcel Number(s): P126686 / 4939-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: December 8, 2025

[Signature]
Steve Cowan

[Signature]
Senatt Meas

State of Washington

County of SKagit

This record was acknowledged before me on December 8, 2025 by Steve Cowan and Senatt Meas.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

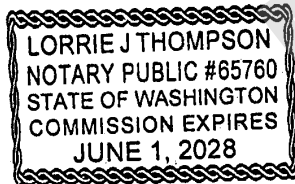


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126686 / 4939-000-008-0000

LOT 8, "PLAT OF AVALON HEIGHTS", AS PER PLAT RECORDED ON AUGUST 22, 2007, UNDER AUDITOR'S FILE NO. 200708220070, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof
Recording Date: June 13, 1994
Recording No.: 9406130087
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Gordon E. Bishop and Mary K. Bishop, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 13, 1994
Recording No.: 9406130088
Affects: Portion of said premises
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: November 23, 1994
Recording No.: 9411230101
Matters shown: Possible encroachments of fences by undisclosed amounts
Affects: Lot 12 only
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Utilities
Recording Date: June 17, 2005
Recording No.: 200506170166
Affects: Portion of said premises
5. Lot of Record Certification and the terms and conditions thereof
Recording Date: October 27, 2005
Recording No.: 200510270159
Recording No.: 200510270160
6. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:
Recording Date: June 21, 2006
Recording No.: 200606210130
7. Declaration of Covenant and the terms and conditions thereof:
Recording Date: July 19, 2006
Recording No.: 200607190067

EXHIBIT "B"Exceptions
(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 26, 2006
Recording No.: 200607260046
Affects: Portion of said premises
9. 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 the Plat of Avalon Heights:
- Recording No: 200708220070
10. Plat Lot of Record Certification and the terms and conditions thereof
- Recording Date: August 22, 2007
Recording No.: 200708220071
11. Protected Critical Area Easement and the terms and conditions thereof
- Recording Date: August 22, 2007
Recording No.: 200708220072
12. Deed of Natural Resource Land Easement and the terms and conditions thereof
- Recording Date: August 22, 2007
Recording No.: 200708220073
13. 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: August 22, 2007
Recording No.: 200708220075
14. Notice to Future Property Owners and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Recording Date: July 3, 2008
Recording No.: 200807030093

15. Water Users Agreement and the terms and conditions thereof:

Recording Date: July 3, 2008
Recording No.: 200807030094

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Reciprocal Access & Utility easement
Recording Date: September 18, 2014
Recording No.: 201409180008
Affects: Portion of said premises

17. Trail Easement Agreement and the terms and conditions thereof:

Recording Date: September 26, 2016
Recording No.: 201609260076

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

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

20. 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

EXHIBIT "B"

Exceptions
(continued)

NR Lands."

21. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.