

202512150078

12/15/2025 09:32 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Bryan Jeter and Andra Jeter
10310 183rd Avenue East
Bonney Lake, WA 98391

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253989

Dec 12 2025

Amount Paid \$8761.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Equity Trust Company Custodian FBO Thomas Lyle Allen, SEP-IRA Inc., 1 Equity Way,
Westlake, OH 44145,

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

in hand paid, conveys, and warrants to Bryan Jeter and Andra Jeter, husband and wife

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

Lot 5, CITY OF ANACORTES SHORT PLAT NO. SPL-2015-0006, approved June 27, 2017 and recorded July 6,
2017, under Auditor's File No. 201707060062, records of Skagit County, Washington, being a portion of the
Northwest ¼ of the Southeast ¼ of Section 25, Township 35 North, Range 1 East, W.M.

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 "B"
attached hereto

Tax Parcel Number(s): P32056/350125-0-074-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24908-KM

Page 1 of 4

Dated: DECEMBER 5, 2025

Equity Trust Company Custodian FBO Thomas Lyle Allen, SEP-IRA Inc.

By: [Signature]

Jeffrey S Brown
Corporate Alternate Signer

STATE OF OHIO
COUNTY OF CUYAHOGA

This record was acknowledged before me on this 5th day of December, 2025, by
Jeffrey S. Brown Corporate Alternate Signer
Corporate Alternate Signer of Equity Trust Company Custodian FBO Thomas Lyle Allen, SEP-IRA.

[Signature]
(Signature of notary public)
Stamp

(Title of office)

My commission expires:



PAULA MARIE NEUHOFF
Notary Public
State of Ohio
My Comm. Expires
January 7, 2026

EXHIBIT B

25-24908-KM

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: The City of Anacortes, a municipal corporation of the State of Washington
Recorded: February 10, 1925
Auditor's No. 182249
Purpose:
Pipe line, pole line for telephone or power lines, and all right during construction work thereon and right of ingress and egress over and across the said property for the purposes of maintaining, operating and repairing or doing any other work in connection with its said pipe line or pipe line thereon.
Area Affected: As constructed
10. Terms and conditions contained in City of Anacortes Ordinance No. 1140, dated September 14, 1954, recorded September 16, 1954, under Auditor's File No. 506534.
11. Private rights of access and utilities, if any, over vacated streets lying within the subject property.
12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Ernest L. Haakenson
Recorded: April 27, 2000
Auditor's No. 200004270085
Purpose: Access easement
Area Affected: as disclosed in instrument
13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for C.L. Dolman and Deskim Trust recorded on June 15, 2005 as Auditor's File No. 200506150088.
14. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:
Executed By: Bonita Robinson
Recorded: June 9, 2005
Auditor's No.: 200506090114
15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:
Grantee: Ernie Haakenson and Linda Haakenson, husband and wife
Recorded: February 6, 2015
Auditor's No. 201502060053
Purpose: Residential ingress and egress and utilities
Area Affected: as disclosed in instrument
Terms and conditions of "Relinquishment of Recorded Easement" recorded June 11, 2015, under Auditor's File No. 201506110055.
16. EASEMENT AND PROVISIONS THEREIN:
Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 14, 2017
Recorded: March 6, 2017
Auditor's No.: 201703060161
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities

Statutory Warranty Deed
LPB 10-05

17. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named City of Anacortes Short Plat No. SPL-2015-0006 recorded on July 6, 2017 as Auditor's File No. 201707060062.

18. Municipal assessments, if any, levied by the City of Anacortes.

21. Unrecorded leaseholds, if any, and rights of parties in possession, if any.