

When recorded return to:
Brandon DeAnthony Paulson
8410 Meyers Avenue
Lyman, WA 98263

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20254107
Dec 22 2025
Amount Paid \$7717.00
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
620060728

Escrow No.: 620060728

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garrett Clemo and Gabrielle Panetti, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Brandon DeAnthony Paulson, an unmarried person

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.)

PTN SW 1/4 NE 1/4 SEC 17-35-6E, W.M

Tax Parcel Number(s): P41459 / 350617-0-124-0005, P41460 / 350617-0-125-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/22/25

[Signature]
Garrett Clemo

[Signature]
Gabrielle Panetti

State of Washington

County of Kagit

This record was acknowledged before me on 12/22/2025 by Garrett Clemo and Gabrielle Panetti.

[Signature]
(Signature of notary public)

Notary Public in and for the State of Washington
My appointment expires: 4-16-2029



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41459 / 350617-0-124-0005 and P41460 / 350617-0-125-0004

PARCEL "A":

THAT PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 14 FEET EAST OF A POINT 70 FEET NORTH OF THE NORTHEAST CORNER OF BLOCK "E" OF THE TOWN OF LYMAN;

THENCE EAST 130 FEET;

THENCE NORTH 50 FEET;

THENCE WEST 130 FEET;

THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST $\frac{1}{2}$ OF THE VACATED 14 FOOT ALLEY ADJOINING SAID PARCEL VACATED BY THE TOWN OF LYMAN RESOLUTION NO. 91-6, RECORDED NOVEMBER 13, 1991, UNDER AUDITOR'S FILE NO. 9111130051

PARCEL "B":

THAT PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A 14 FEET EAST AND 120 FEET NORTH OF THE NORTHEAST CORNER OF BLOCK "E" OF THE TOWN OF LYMAN;

THENCE EAST 130 FEET;

THENCE NORTH 50 FEET;

THENCE WEST 130 FEET;

THENCE SOUTH TO THE BEGINNING.

TOGETHER WITH THE EAST $\frac{1}{2}$ OF THE VACATED 14 FOOT ALLEY ADJOINING SAID PARCEL VACATED BY THE TOWN OF LYMAN RESOLUTION NO. 91-6, RECORDED NOVEMBER 13, 1991, UNDER AUDITOR'S FILE NO. 9111130051.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. City, county or local improvement district assessments, if any.
3. 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."