

When recorded return to:
Genanne Hicklin
46335 Forest Pl
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20254116
Dec 23 2025
Amount Paid \$5605.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060504

CHICAGO TITLE
620060504

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tye Thompson, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Genanne Hicklin, 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 NE 1/4 SEC 9-35-8E, W.M.

Tax Parcel Number(s): P43554 / 350809-0-023-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 12/19/2025

Tye Thompson
Tye Thompson

State of Washington
County of Skaott

This record was acknowledged before me on 12/19/2025 by Tye D Thompson.

Marina T Ball
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 4-16-2029



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P43554 / 350809-0-023-0005

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8E, W.M. SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING 75 FEET NORTH AND 164 FEET WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 1, HAMSTROM'S TO GRASSMERE,
THENCE SOUTH TO A POINT 25 FEET NORTH OF GREAT NORTHERN RAILWAY
RIGHT-OF-WAY TO THE POINT OF BEGINNING
THENCE NORTH 110 FEET;
THENCE WEST TO A POINT ON THE EAST LINE OF THE WEST 377 FEET (A TRACT OF LAND CONVEYED TO WILLIAM CUPPLES, ET UX, BY DEED DATED FEBRUARY 17, 1933 AND RECORDED FEBRUARY 18, 1933 UNDER AUDITOR'S FILE NO. 254809, IN VOLUME 162 OF DEEDS, PAGE 233, RECORDS OF SKAGIT COUNTY);
THENCE SOUTH TO A POINT 25 FEET NORTH OF THE NORTH LINE OF THE RIGHT-OF-WAY;
THENCE EAST TO A POINT OF BEGINNING.

EXCEPT COUNTY ROADS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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 Survey:

Recording No: 8207290013
2. Skagit County Planning & Development Services and the terms and conditions thereof:

Recording Date: October 7, 2024
Recording No.: 202410070077
3. 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 Survey:

Recording No: 202503280116
4. City, county or local improvement district assessments, if any.
5. 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.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
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**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 19, 2025

between Genanne Hicklin ("Buyer")
Buyer Buyer

and Tye D Thompson ("Seller")
Seller Seller

concerning 7336 Carlson Concrete WA 98237 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Genanne Hicklin 11/19/25
Buyer Date

Authentication
Tye D Thompson 10/19/2025
Seller Date

Buyer Date

Seller Date