

When recorded return to:

Stewart Ross Hayden Blair and Rebekah Elizabeth Blair
20063 Park Ridge Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254134

Dec 26 2025

Amount Paid \$15258.00
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

CHICAGO TITLE
620059449

Escrow No.: 620059449

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dan A Arp and Annette Marie Arp, 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 Stewart Ross Hayden Blair and Rebekah Elizabeth Blair, 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.)

TRACT 12, SHORT PLAT 518-81, REC NO. 8107070003

Tax Parcel Number(s): P50628 / 360433-3-003-0303

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/24/2025

Dan A Arp
Dan A Arp

Annette Marie Arp
Annette Marie Arp

State of Washington
County of Snohomish

This record was acknowledged before me on 12/24/25 by Dan A Arp and Annette Marie Arp.

Heather M Donley
(Signature of notary public)

Notary Public in and for the State of Washington
My commission expires: 11-4-2028

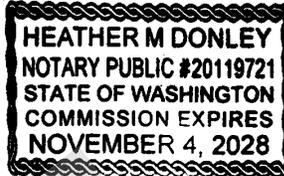


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50628 / 360433-3-003-0303

TRACT 12, SHORT PLAT 518-81, LOCATED IN SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST, APPROVED JULY 6, 1981, AND RECORDED IN VOLUME 5 OF SHORT PLATS, PAGES 91 THROUGH 93, INCLUSIVE, AUDITOR'S FILE NO. 8107070003, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS CERTAIN ROADWAYS SHOWN AS TRACT "A" ON THE FACE OF SAID SHORT PLAT 518-81, AND AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 8109140012, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH A 30.00 FOOT EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE THROUGH TRACT 10 AND TRACT 11, SHORT PLAT 518-81, APPROVED JULY 6, 1981 FOR THE EXCLUSIVE USE OF TRACTS 10, 11 AND 12, THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF TRACT 10 OF SAID SHORT PLAT AND THE NORTHERLY RIGHT OF WAY LINE OF PARK RIDGE LANE;
THENCE SOUTH 62°10'15" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 142.96 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE;
THENCE NORTH 88°28'00" EAST FOR A DISTANCE OF 193.08 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°48'50" AND A RADIUS OF 170.00 FEET FOR A DISTANCE OF 49.89 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°51'40" AND A RADIUS OF 80.00 FEET FOR A DISTANCE OF 125.47 FEET;
THENCE SOUTH 74°34'50" EAST FOR A DISTANCE OF 48.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF TRACT 12 OF SAID SHORT PLAT;
THENCE NORTH 74°34'50" WEST FOR A DISTANCE OF 261.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF TRACT 11 OF SAID SHORT PLAT AND THE TERMINUS OF THIS EASEMENT CENTERLINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

In favor of: Joseph R. Fredericks and Nellie Fredericks, husband and wife
Recording Date: September 15, 1955
Recording No.: 524149

NOTE: This exception does not include present ownership of the above mineral rights.
2. Exceptions and reservations as contained in deed:

Recording Date: May 15, 1979
Recording No.: 7905150064
3. Terms and conditions of those Articles of Incorporation of Hidden Meadows Community Association

Recording Date: July 7, 1981
Recording No.: 8107070001
4. 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: July 7, 1981 and September 14, 1981
Recording No.: 8107070002 and 8109140012

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 1, 1982
Recording No.: 8204010025
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Hidden Meadows Property Owners Association
Recording Date: July 7, 1981
Recording No.: 8107070002
6. 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

EXHIBIT "B"Exceptions
(continued)

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 Skagit County Short Plat No. 518-81:

Recording No: 8107070003

7. Declaration of Easements and Road Maintenance Agreement as contained in instrument

Recording Date: September 14, 1981
Recording No.: 8109140012

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: February 19, 1982
Recording No.: 8202190001

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 Survey:

Recording No: 201501160040

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

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

12. 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

EXHIBIT "B"Exceptions
(continued)

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."