

202601050041

01/05/2026 02:55 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

When recorded return to:

Nathan Stoltzner and Morgan Stoltzner  
2572 East Blackburn Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260014

Jan 05 2026

Amount Paid \$7205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Chicago Title Company of Washington  
Reference: 60028655-501

Chicago Title  
620060770

THE GRANTOR(S)  
Theodore D. Claridge, Surviving Trustee of Theodore D. Claridge and Lucita R. Claridge Declaration of Trust dated  
April 13, 2009

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to  
Nathan Stoltzner and Morgan Stoltzner, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

SUBJECT TO: 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.

Abbreviated Legal: (Required if full legal not inserted above.)

PTN SW 1/4, SEC 28-34-4E, W.M

Tax Parcel Number(s): P27961 / 34042800020010

Dated: 12/29/2025

Theodore D. Claridge and Lucita R. Claridge Declaration of Trust dated April 13, 2009

By: Theodore D. Claridge  
Theodore D. Claridge, Surviving Trustee

STATE OF WA  
COUNTY OF PIERCE

This record was acknowledged before me on this 29th day of December, 2025, by Theodore D. Claridge, Surviving Trustee of Theodore D. Claridge and Lucita R. Claridge Declaration of Trust dated April 13, 2009.

*Kristi Ann Pond*

Signature

Notary Public - Kristi Ann Pond  
Title  
WA State - Pierce county  
My commission expires: 09/09/2028

KRISTI ANN POND  
Notary Public  
State of Washington  
Commission No. 103642  
My Commission Expires Sep 9, 2028

Notarial Act Performed by Audio visual communication

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2572 East Blackburn Road, Mount Vernon, WA 98274  
Tax Parcel Number(s): P27961 / 34042800020010

Property Description:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD ALONG THE  
NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER WITH THE EAST  
LINE OF SAID SUBDIVISION;

THENCE WEST 120 FEET;

THENCE SOUTH 160 FEET;

THENCE EAST 120 FEET;

THENCE NORTH 160 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 21, 2025

between Nathan Stoltzner Morgan Stoltzner ("Buyer")  
Buyer Buyer

and Theodore D Claridge ("Seller")  
Seller Seller

concerning 2572 Blackburn Road Mount Vernon WA 98274 (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.

Authenticated  
Nathan Stoltzner 11/21/2025  
Buyer Date

Authenticated  
Theodore D Claridge 11/24/25  
Seller Date

Authenticated  
Morgan Stoltzner 11/20/2025  
Buyer Date

Seller Date