

202601060086

01/06/2026 03:45 PM Pages: 1 of 13 Fees: \$315.50
Skagit County Auditor, WA

When recorded return to:

Frances B. Somers and Lawrence T. Johnson
128 N 82nd St.
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260040

Jan 06 2026

Amount Paid \$21310.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245475636

STATUTORY WARRANTY DEED

THE GRANTOR(S) David M. Rempel, a married person and Marcus T. Rempel, a married person and Timothy P. Rempel, a married person and M. Nicholas Rempel, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Frances B. Somers and Lawrence T. Johnson, 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.)

PTN LT 2, SEC 26-36-2E, W.M.

Tax Parcel Number(s): P47134 / 360226-0-027-0005, P47166 / 360226-0-052-0003

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On December 30 2025 before me, Kelly J. Clark, Notary Public
(insert name and title of the officer)

personally appeared David M. Rempel and Gail Batson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in
his/her/~~their~~ authorized capacity(ies), and that by his/her/~~their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

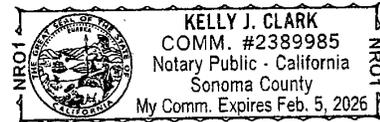
On December 30, 2025 before me, Kelly J. Clark, Notary Public
(insert name and title of the officer)

personally appeared Marwin T. Kempel and Sandra Everlove
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



STATUTORY WARRANTY DEED
(continued)

Dated: 12/30/25

David M Rempel
David M. Rempel

Gail Batson
Gail Batson

Marcus T Rempel
Marcus T. Rempel

Sandra Everlove
Sandra Everlove

Timothy P. Rempel
Timothy P. Rempel

Elizabeth P. Miranda
Elizabeth P. Miranda

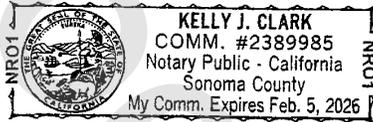
M. Nicholas Rempel
M. Nicholas Rempel

Melanie L. White
Melanie L. White

State of California
County of Sonoma

This record was acknowledged before me on December 30, 2025 by David M. Rempel and Gail Batson.

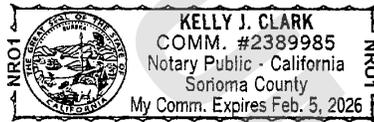
(Signature of notary public)
Notary Public in and for the State of California
My commission expires: 2/5/26



State of California
County of Sonoma

This record was acknowledged before me on December 30, 2025 by Marcus T. Rempel and Sandra Everlove.

(Signature of notary public)
Notary Public in and for the State of California
My commission expires: 2/5/26



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

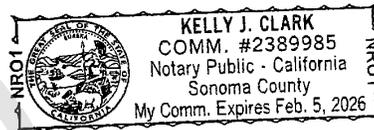
On December 31 2025 before me, Kelly J. Clark, Notary Public
(insert name and title of the officer)

personally appeared TIMOTHY P. Rempel and Elizabeth P. Miranda
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On December 30 2025 before me, Kelly J. Clark, Notary Public
(insert name and title of the officer)

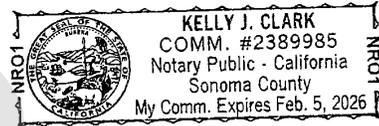
personally appeared M. Nicholas Rempel and melanie L. white
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

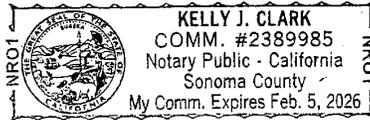
(Seal)



STATUTORY WARRANTY DEED
(continued)

State of California
County of Santa Clara
This record was acknowledged before me on December 31, 2025 by Timothy P. Rempel and Elizabeth P. Miranda.

[Signature]
(Signature of notary public)
Notary Public in and for the State of California
My commission expires: 2/5/26



State of California
County of Santa Clara
This record was acknowledged before me on December 31, 2025 by M. Nicholas Rempel and Melanie L. White.

[Signature]
(Signature of notary public)
Notary Public in and for the State of California
My commission expires: 2/5/26

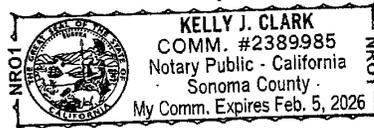


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47134 / 360226-0-027-0005 and P47166 / 360226-0-052-0003

PARCEL A:

THE WEST 40.00 FEET OF THE EAST 417.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING NORTH OF THE HR. RONEY ROAD NO. 295.

TOGETHER WITH THE NORTH 1/2 OF VACATED H.R. RONEY ROAD NO. 295 ADJACENT THERETO, WHICH UPON VACATION, REVERTED TO THE ABOVE-DESCRIBED PARCEL BY OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE WEST 1/2 OF GOVERNMENT LOT 2 IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING WEST OF THE EAST 417.50 (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF SAID WEST 1/2 OF GOVERNMENT LOT 2 AND EAST OF THE EAST LINE OF THE WEST 160.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF SAID WEST 1/2 OF GOVERNMENT LOT 2 AND LYING NORTH OF HR. RONEY ROAD NO. 295.

TOGETHER WITH THE NORTH 1/2 OF VACATED H.R. RONEY ROAD NO. 295 ADJACENT THERETO, WHICH UPON VACATION, REVERTED TO THE ABOVE-DESCRIBED PARCEL BY OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL C:

THE NORTH 1/2 OF VACATED HR. RONEY ROAD NO. 295 ABUTTING THE WEST 35.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 377.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

EXCEPT FROM SAID PARCELS A, B & C, THAT PORTION OF THE NORTH 1/2 OF VACATED RONEY ROAD RIGHT-OF-WAY LYING WESTERLY OF THE EAST LINE OF THE WEST 250.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. AND EASTERLY OF THE EAST LINE OF THE WEST 160 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF SAID GOVERNMENT LOT 2.

AND ALSO EXCEPT THAT PORTION OF THE NORTH 1/2 OF VACATED H.R. RONEY ROAD NO. 295 LYING EASTERLY OF THE EAST LINE OF THE WEST 250.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

EXHIBIT "A"
Legal Description
(continued)

AND WESTERLY OF THE EAST LINE OF THE WEST 40.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE EAST 417.50 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 26, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL D:

TOGETHER WITH THOSE TIDELANDS OF THE 2ND CLASS ABUTTING THEREON WHICH WOULD ATTACH BY OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS:

Rights granted to owners, including the terms, covenants and provisions thereof

Recording No.: 408235
Recording No.: 408236
Recording No.: 408237

Covenants, conditions and restrictions but omitting any covenants or restrictions contained in Deed, 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 No.: 407111

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 No.: 448231

Agreement regarding well, including the terms, covenants and provisions thereof

Recording No.: 440118

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

Granted to: June Rueb
Purpose: road
Recording Date: June 8, 1965
Recording No.: 667240

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: June 21, 1976
Recording No.: 835388

Pg 6

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 No.: 385488
Recording No.: 385489

Easement as disclosed by instrument, including the terms, covenants and provisions thereof

Recording No.: 667240

Unrecorded easement amendment as disclosed by instrument, including the terms, covenants and provisions thereof

Recording Date: November 25, 1991
Recording No.: 9111250013

Parking Agreement, including the terms, covenants and provisions thereof

Recording Date: November 25, 1991
Recording No.: 9111250012

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Mitigation Plan, including the terms, covenants and provisions thereof

Recording Date: October 23, 1997
Recording No.: 9710230046

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: 202203310209

Pg 7

Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 9705270082
Being a re-recording of Recording No. 9604250052

Recording No.: 9705270081
Being a re-recording of Recording No. 9604250053

Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: September 21, 2005
Recording No.: 200509210056

Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 202011060214
Recording No.: 202011060216

Utility Easement and the terms and conditions thereof:

Recording Date: January 6, 2026
Recording No.: 202601060046

View Easement and the terms and conditions thereof:

Recording Date: January 6, 2026
Recording No.: 202601060047

Grant of Easement for Waterline & Septic System and the terms and conditions thereof:

Recording Date: December 5, 2025
Recording No.: 202512050071

Pg 8



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

Pg 9