

When recorded return to:
Curtis Meidinger
PO Box 418
Sedro Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260050
Date 01/07/2026

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620060781

Escrow No.: 620060781

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dalton Taxdahl and Malia Taxdahl, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys and warrants to Curtis Meidinger, an unmarried person

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

LOT 12, PLAT OF PRESSENTIN RANCH, ACCORDING TO THE PLAT THEREOF, RECORDED
AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P121846 / 4839-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12-29-25

Dalton Taxdahl

Malia JN

Malia Taxdahl

State of Washington

County of Skagit

This record was acknowledged before me on 12-29-2025 by Dalton Taxdahl and
Malia Taxdahl

(Signature of notary public)

Notary Public in and for the State of

My appointment expires: 6-1-2028

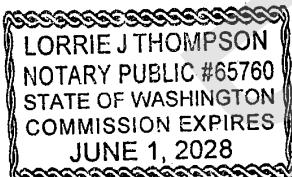


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Purpose: Road purposes
Recording Date: May 8, 1973
Recording No.: 784691
Affects: 60-foot road which exists in said plat

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Purpose: Road and power line
Recording No.: 782728
Affects: A strip 20-feet in width over and across a portion of said plat

3. Easement, including the terms and conditions thereof, granted by instrument(s);

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: March 6, 2002
Recording No.: 200203060096
Affects: as described in said instrument

4. Easement, including the terms and conditions thereof, granted by instrument(s);

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: March 6, 2002
Recording No.: 200203060097
Affects: as described in said instrument

5. Covenants, conditions, restrictions and easements 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: August 9, 2004
Recording No.: 200408090116

6. 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: Pressentin Ranch Homeowner's Association
Recording Date: August 9, 2004
Recording No.: 200408090116

EXHIBIT "A"

Exceptions
(continued)

7. 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 the Plat of Pressentin Ranch:

Recording No: 200408090115

8. Skagit County Planning & Development Services Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: March 3, 2006
Recording No.: 200603030125

9. Resolution No. 2064-06, and the terms and conditions thereof:

Recording Date: March 14, 2006
Recording No.: 200603140115

10. Title Notification, and the terms and conditions thereof:

Recording Date: April 24, 2006
Recording No.: 200604240139

11. Title Notification - Special Flood Hazard Area, and the terms and conditions thereof:

Recording Date: April 24, 2006
Recording No.: 200604240140

12. Title Notification, and the terms and conditions thereof:

Recording Date: May 3, 2006
Recording No.: 200605030096

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

Purpose: Turnaround easement
Recording Date: September 22, 2021
Recording No.: 202109220130
Affects: as described in said instrument

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

EXHIBIT "A"

Exceptions
(continued)

15. 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."

16. 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
Page 1 of 1

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

11/25/25

The following is part of the Purchase and Sale Agreement dated _____
between Curtis Meidinger ("Buyer")
and Dalton Taxdahl ("Seller")
concerning 7458 Pressentin Ranch Dr (the "Property")
Address Concrete City WA 98237 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.

Authentisign
Curtis Meidinger
Buyer Date 11/24/2025

Authentisign
Dalton Taxdahl
Seller Date 09/16/2025
Authentisign
Malia Taxdahl
Seller Date 09/15/2025