

**When recorded return to:**  
Luke Lomsdalen and Stevie Lomsdalen  
330 Cambridge Loop  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260057  
Jan 08 2026  
Amount Paid \$9970.51  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Chicago Title  
620060877

Escrow No.: 620060877

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert Walker and Rachel Walker, 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 Luke Lomsdalen AKA Lucas Lomsdalen and Stevie Lomsdalen,  
Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 60, "PLAT OF JONES ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED  
JULY 16, 2019, UNDER AUDITOR'S FILE NO. 201907160029, 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): P134864 / 6066-000-060-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 07 JAN 2026

  
\_\_\_\_\_  
Robert Walker

  
\_\_\_\_\_  
Rachel Walker

State of Washington

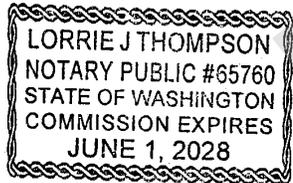
County of Skagit

This record was acknowledged before me on JANUARY 5, 2026 by ~~Robert Walker and Rachel Walker.~~

  
\_\_\_\_\_  
(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028

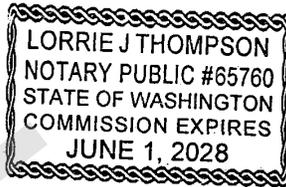


State of Washington  
County of SKAGIT

This record was acknowledged before me on 1-7-2026 by  
Robert Walker

Lorrie J Thompson  
(Signature of notary public)

Notary Public in and for the State of Washington  
My commission expires: 6-1-2028



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Cascade Natural Gas Corporation  
Purpose: Pipeline or pipelines for the transportation of gas and the products thereof  
Recording Date: May 13, 1957  
Recording No.: 551204  
Affects: Portions of Lots 1 and Lot 45 of said plat and other properties
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Utility District No. 1 of Skagit County, Washington  
Purpose: Pipe or pipes, line or lines for the transportation of water and if necessary the removal of said lines, with the right of ingress and egress.  
Recording Date: December 2, 1971  
Recording No.: 761396  
Affects: As described and depicted on said plat
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 Short Plat No. 80-78:  
  
Recorded: November 1, 1978  
Recording No: 890505
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of electricity and appurtenances  
Recording Date: July 24, 2017  
Recording No.: 201707240177  
Affects: Right of way 10 feet in width with 5 feet on each side of a centerline as constructed, or to be constructed, extended or relocated  
  
The description contained therein is not sufficient to determine its exact location.
5. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual and the terms and conditions thereof:  
  
Recording Date: May 7, 2019

**EXHIBIT "A"**Exceptions  
(continued)

Recording No.: 201905070079

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 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 Plat of Jones Estates:

Recording No: 201907160029

7. 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: July 16, 2019

Recording No.: 201907160030

8. Any unpaid assessments or charges, and liability for further assessments or charges by The Park In Sedro-Woolley Home Owners Association.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.
11. Assessments, if any, levied by The Park In Sedro-Woolley Home Owners Association.
12. Assessments, if any, levied by Sedro Woolley.
13. City, county or local improvement district assessments, if any.

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 December 17, 2025

between Luke Lomsdalen Stevie Lomsdalen ("Buyer")  
Buyer Buyer

and Robert Walker Rachel Walker ("Seller")  
Seller Seller

concerning 330 Cambridge Loop Sedro Woolley WA 98284 (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.

Authentisign  
Luke Lomsdalen 12/17/2025  
Buyer Date

Authentisign  
Robert Walker 12/18/25  
Seller Date

Authentisign  
Stevie Lomsdalen 12/17/2025  
Buyer Date

Authentisign  
Rachel Walker 12/18/25  
Seller Date