

When recorded return to:

Darrel C. Perry and Laurel L. Perry  
16107 Ascension Way  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260071

Jan 09 2026

Amount Paid \$17572.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 25-24990-TB

THE GRANTOR(S) David K. Janklow and Shelby P. Janklow, husband and wife

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Darrel C. Perry and Laurel L. Perry, husband and wife

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

Lot 2, Short Plat No. PL06-0430, approved June 22, 2002, recorded June 27, 2007, under Auditor's File No. 200706270177, records of Skagit County, Washington, being a portion of the Northeast 1/4 of Section 25, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH, and subject to, a non-exclusive easement for ingress, egress and utilities as delineated on the face of said Short Plat No. PL06-0430 as 'Ascension Way (Private)'.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:

Lot 2, SP PL-06-0430 AF#200706270177, PTN NE1/4 25-34-4E

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 as described in Exhibit "A" attached hereto

Tax Parcel Number(s): PI26364/340425-1-001-0500

Statutory Warranty Deed  
LPP 10-05

Order No.: 25-24990-TB

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Dated: 2 JAN 2026

DKJ  
David K. Janklow

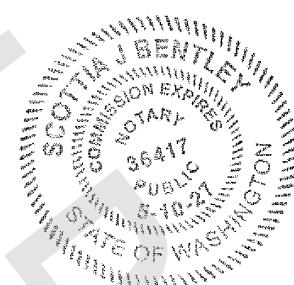
SPJ  
Shelby P. Janklow

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 2<sup>nd</sup> day of January, 2026, by David K. Janklow and Shelby P. Janklow.

Shelby J. Bent  
Signature  
Notary  
Title

My commission expires: 05/06/27



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## EXHIBIT A

25-24990-TB

9. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Walking Circle M., Inc. to MV Associates

Recorded: August 31, 1979

Auditor's No.: 7908310024

As Follows:

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for (I) the right to maintain, repair, inspect and otherwise use his existing septic tank on the subject property and, if necessary, to replace said septic tank by installing a new septic tank on the subject property, (II) the right to use the existing wells and waterlines on the subject property, and to take water from the existing well as needed; and (III) the right to use any and all roadways on the subject property for ingress and egress to the property owned by David G. McIntyre, which is located in Skagit County, Washington, in Section 30, Township 34 North, Range 5 East, W.M.

10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: February 4, 1980

Auditor's No. 8002040045

Purpose: Ingress, egress, drainage and construction, operation and maintenance of overhead and underground utilities and for construction, operation and maintenance of a sanitary sewer main and appurtenances, together with the right of ingress and egress for all purposes necessary and related thereto

Affects: Reference is hereby made to the document for full particulars

Said instrument was amended by instrument recorded August 21, 1990 and September 12, 1990, under Auditor's File Nos. 9008210019 and 9009120015.

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners

Recorded: December 10, 1982

Auditor's No. 8212100052

Purpose: Ingress, egress, drainage and utilities

Area Affected: A 60 foot wide strip of land

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey

Recorded: December 14, 1982

Auditor's No.: 8212140010

13. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded on December 6, 1984 as Auditor's File No. 18412060043.

14. Easement, affecting a portion of subject property for the purpose of access and utilities including terms and provisions thereof granted to present and future owners of referenced tracts recorded on June 28, 1990 as Auditor's File No. 9006280053.

15. Easement, affecting a portion of subject property for the purpose of access & utility including terms and provisions thereof granted to Gary Lohman recorded on August 7, 2003 as Auditor's File No. 200308070123.

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16. Provisions and matters regarding a Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200605190041 and 200605190042.

17. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 05, 2006  
Auditor's No.: 200606050167

18. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Dated: March 12, 2007

Recorded: March 19, 2007

Auditor's No.: 200703190209

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

19. TRD1000 Maintenance Agreement Contract and the terms and conditions thereof:

Recorded: March 23, 2007

Auditor's No.: 200703230118

20. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. PL06-0430 recorded on June 27, 2007 as Auditor's File No. 200706270177.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

21. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 27, 2007  
Auditor's No.: 200706270178

22. Regulatory notice/agreement regarding Protected Critical Area Easement that may include covenants, conditions and restrictions affecting the subject property, recorded June 27, 2007 as Auditor's File No. 200706270179.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

23. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Robert and Cheryl Schmitt, husband and wife

And: Public

Dated: February 28, 2007

Recorded: June 27, 2007

Auditor's No.: 200706270180

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Regarding: Road Maintenance Agreement

24. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: Gary and Gail Lohman, husband and wife and Robert and Cheryl Schmitt, husband and wife  
Recorded: June 27, 2007  
Auditor's No. 200706270181  
Purpose: Drainage Easement  
Area Affected: Portion of real estate under search and other property

25. View Easement Agreement and the terms and conditions thereof:  
Recorded: June 27, 2007  
Auditor's No.: 200706270182 and 200706270183

26. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:  
Recorded: December 30, 2010  
Auditor's No.: 201012300121  
Executed By: Gary and Gail Lohman et al

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:  
Recorded: July 15, 2014  
Auditor's No.: 201407150044

27. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:  
Executed By: Gary Lohman and Gail Lohman, husband and wife  
Recorded: July 16, 2014  
Auditor's No.: 201407160031

**End of Exhibit A**