

202601090169

01/09/2026 03:07 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260086

Jan 09 2026

Amount Paid \$15614.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

Christine M. Nelson and Kevin D. Nelson  
15853 Mountain View Road  
Mount Vernon, WA 98274

Chicago Title  
620060649

### STATUTORY WARRANTY DEED

Reference: 25-259-NES

THE GRANTOR(S)

Thomas L. Brandstrom and Vickie L. Brandstrom, husband and wife,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to

Christine M. Nelson and Kevin D. Nelson, 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.

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

PTN SW 1/2 SEC 23-34-4E, W.M.

Tax Parcel Number(s): P27634/340423-0-031-0002

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: January 08, 2026

Thomas L. Brandstrom  
Thomas L. Brandstrom

Vickie L. Brandstrom  
Vickie L. Brandstrom

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 8 day of January, 2026, by  
Thomas L. Brandstrom and Vickie L. Brandstrom.

Jennifer Brazil  
Signature

Notary Public  
Title

My commission expires:  
7-25-28



**EXHIBIT A**  
**LEGAL DESCRIPTION**

That portion of the North 400 feet of the South 1000 feet of the East ½ of the West ½ of the Southwest ¼ of Section 23, Township 34 North, Range 4 East, W.M., lying North of the following described line:

Beginning at the Northeast corner of the above described property:

thence South 0°15'57" West along the East line of said subdivision, a distance of 197.61 feet, more or less, to a point which bears North 0°15'57" East, a distance of 2.40 feet from the Southeast corner of the North 200 feet of the South 1000 feet of said subdivision as conveyed from Floyd M. Alexander, Grantor to Thomas L. Livers, Grantee by the instrument recorded April 7, 1978 under Auditor's File No. 877039, and which point is the true point of beginning;

thence South 89°48'45" West along a line parallel to and 2.40 feet North of, when measured at right angles to the South line of said North 200 feet of the South 1000 feet of said subdivision to the West line of said subdivision and the terminus of this property line description.

EXCEPT that portion thereof lying within the boundaries of the County Road as conveyed to Skagit County by deeds recorded under Auditor's File Nos. 598910 and 669801.

Situate in the County of Skagit, State of Washington.

**Exhibit "B"**

Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof Recording Date: April 28, 2003 Recording No.: 200304280170

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: 200305090179.

Declaration of Easement for Utilities, including the terms, covenants and provisions thereof Recording Date: December 29, 2003 Recording No.: 200312290166

Declaration of Easement with Covenant for Maintenance, including the terms, covenants and provisions thereof Recording Date: December 29, 2003 Recording No.: 200312290167.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: L. Dale Visser and Leah D. Visser, husband and wife Purpose: Road Recording Date: April 8, 2004 Recording No.: 200408310176

Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof Recording Date: May 31, 2005 Recording No.: 200505310248

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Puget Sound Energy Inc Purpose: Easement Recording Date: March 22, 2010 Recording No.: 201003220178 Affects: a portion of said premises

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: 200710020009

Skagit County Planning and Development Services, and the terms and conditions thereof: Recording Date: July 12, 2007 Recording No.: 200707120112.

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states.

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

Water System Dissolution and the terms and conditions thereof: Recording Date: December 19, 2025 Recording No.: 202512190041