

202601090173

01/09/2026 03:21 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Madeline de la Serna and Justin de la Serna
426 Longtime Ln
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260087
Jan 09 2026
Amount Paid \$10808.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commerical
Mount Vernon, WA 98273

Chicago Title
620060008

Escrow No.: 245475893

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elliott Shouse and Isela Martínez Shouse, as tenants in common
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 Madeline de la Serna and Justin de la Serna, a married couple

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

LOT 1, PLAT OF ANKNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER
AUDITOR'S FILE NO. 200108230090, 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): P118246, 4779-000-001-0000

See attached Exhibit "A" for Special Exceptions

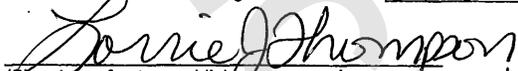
STATUTORY WARRANTY DEED
(continued)

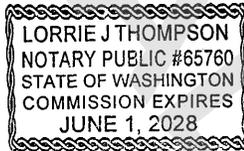
Dated: 12-30-25


Elliott Shouse

State of Washington
County of SKagit

This record was acknowledged before me on December 30, 2025 by Elliott Shouse.


(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028



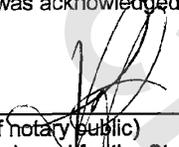
Dated: 11/12/24

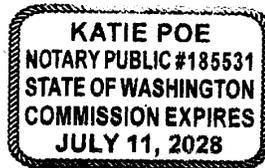

Isela Martínez Shouse

State of WASHINGTON

County of Whatcom

This record was acknowledged before me on 11/12/24 by Isela Martinez Shouse.


(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 7-11-2028



STATUTORY WARRANTY DEED
EXHIBIT "A"

SPECIAL EXCEPTIONS:

Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: October 3, 1955
Recording No: 525232, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
 For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress
 Affects: That portion of the premises herein reported, lying within the North Half of the Southwest Quarter of said Section 13

Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: October 18, 1960
Recording No: 599945, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
 For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress
 Affects: A portion of the premises herein reported, lying within the Northeast Quarter of the Southwest Quarter of said Section 13

Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: August 7, 1979
Recording No: 7908070035, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A portion of the premises herein reported lying within the Northeast Quarter of the Southwest Quarter of Section 13

Said easement is purportedly released under instrument recorded October 7, 1996, under Auditor's File No. 9610070065, records of Skagit County, Washington.

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: 9205280022

STATUTORY WARRANTY DEED
EXHIBIT "A"

5. Easement, including the terms and conditions thereof, conveyed by instrument;
 Dated: May 21, 1992
 Recorded: May 29, 1992
 Recording No: 9205290074, records of Skagit County, Washington
 Benefits: Parcel 2 of Survey recorded in Volume 12 of Surveys, page 185, under Recording No: 9205280022, records of Skagit County, Washington
 For: Utilities
 Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
6. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: June 25, 1992
 Recording No: 9206250091, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A portion of said premises and other property
7. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 20, 2001
 Recording No: 200102200088, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
8. 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 ANKNEY HEIGHTS:

Recording No: 200108230090
9. 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 Date: May 29, 1992
 Recording No.: 9205290075

STATUTORY WARRANTY DEED
EXHIBIT "A"

10. 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

Recorded: August 10, 2001
Recording No: 200108100314, records of Skagit County, Washington
Executed By: LRDTD Johnson Partnership

Amended by instrument(s):
Recorded: January 31, 2002
Recording No: 200201310042
Recorded: November 27, 2002
Recording No: 200211270215
Recorded: June 25, 2004
Recording No: 200406250159
Recorded: November 15, 2004
Recording No: 200411150148

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 10, 2001
Recording No: 200108100314, records of Skagit County, Washington
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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 12/07/2025
between Madeline De la Serna Justin De la Serna ("Buyer")
Buyer Buyer
and Elliott Shouse Isela Martinez Shouse ("Seller")
Seller Seller
concerning 426 Longtime Ln 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.

Authenticator
Madeline De La Serna 12/07/2025
Buyer Date
Authenticator
Justin De La Serna 12/07/2025
Buyer Date

Authenticator
Elliott Shouse 08/25/2025
Seller Date
Authenticator
Isela Martinez Shouse 08/25/2025
Seller Date