

When recorded return to:
Dalton Taxdahl and Malia Taxdahl
9826 District Line Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260143
Jan 16 2026
Amount Paid \$3685.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060690

CHICAGO
620060690

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alexander Kim and Young Kim, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Dalton Taxdahl and Malia Taxdahl, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 25, PLAT OF TINAS COMA, AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER
RECORDING NO. 200008110004, 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): P117060 / 4755-000-025-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: January 13 2026

[Signature]

Alexander Kim

[Signature]

Young Kim

State of Washington

County of Skagit

This record was acknowledged before me on January 13, 2026 by Alexander Kim and Young Kim.

[Signature]

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 06/29/2027



EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 - In favor of: W.R. Morgan
 - Purpose: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress
 - Recording No.: 92101, records of Skagit County, Washington
 - Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 - In favor of: James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons
 - Purpose: A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:
 - Recording Date: March 21, 1962
 - Recording No.: 619347, records of Skagit County, Washington
 - Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 - In favor of: August Bendtsen
 - Purpose: Perpetual easement and right of way for a sewer line
 - Recording Date: January 3, 1967
 - Recording No.: 692899, records of Skagit County, Washington
 - Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 - In favor of: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light
 - Purpose: Utility Purposes
 - Recording Date: July 6, 1977
 - Recording No.: 859943, records of Skagit County, Washington
 - Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 - In favor of: General Telephone Company of the Northwest, Inc., a Washington

EXHIBIT "A"

Exceptions
(continued)

corporation
 Purpose: Ingress and egress and for AC Power and Telephone Lines
 Recording Date: August 21, 1979
 Recording No.: 7908210054
 Affects: Portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The State of Washington
 Purpose: A non exclusive easement for ingress and egress and utilities and easement for clear and open beam paths
 Recording Date: October 25, 1994
 Recording No.: 9410250042
 Affects: Portion of said premises

7. 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: December 29, 1995
 Recording No.: 9512290071

8. 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 24, 2000
 Recording No.: 200008240005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 2, 2005
 Recording No.: 200509020143

9. 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: Tinas Coma Owners Association
 Recording Date: August 24, 2000

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200008240005

10. 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 Tinas Coma:

Recording No: 20000811004

11. 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."

12. Assessments, if any, levied by City of Burlington.
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 October 21, 2025
between Dalton Taxdahl Malia Taxdahl ("Buyer")
Buyer
and Alexander Kim Young Kim ("Seller")
Seller
concerning 887 Bella Vista Ln Burlington WA 98233 (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.

Authenticates: Dalton Taxdahl 10/24/2025
Buyer Date

[Signature] 11-4-25
Seller Date

Authenticates: Malia Taxdahl 10/24/2025
Buyer Date

[Signature] 11-4-25
Seller Date