

When recorded return to:

Ryan C. Gerth and Lindsey M. Gerth
720 North 17th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260199

Jan 26 2026

Amount Paid \$9206.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-25229

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody D. Dunham and Darlene M. Czarnetzke, husband and wife, 3854 North 3550 East, Kimberly, ID 83341,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ryan C. Gerth and Lindsey M. Gerth, a married couple

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

Lot 28, Plat of VIEW CREST NO. 4, as per plat recorded in Volume 16 of Plats, page 69, records of Skagit County, Washington.

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 "B" attached hereto

Tax Parcel Number(s): P108167/4663-000-028-0000

Dated: January 21 2026

Cody D. Dunham
Cody D. Dunham
Darlene M. Czarnetzke
Darlene M. Czarnetzke

STATE OF IDAHO
COUNTY OF Twin Falls

This record was acknowledged before me on this 21 day of January, 2026, by Cody D. Dunham and Darlene M. Czarnetzke.

Brandon S Vollmer
Signature

Notary Public
Title

My commission expires: 05.04.2030

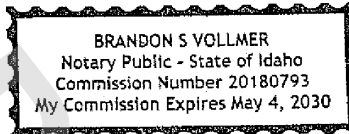


EXHIBIT B

26-25229-KM

9. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:
From: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recorded: September 21, 1990
Auditor's No.: 34276 (Volume 41 of Deeds Page 285)
As Follows:
Said mineral rights are not vested in Skagit County through foreclosure of delinquent taxes and issuance of tax deed dated December 15, 1920 and recorded December 30, 1920, under Auditor's File No. 146781, in Volume 6 of Mining Claims, page 567.
10. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:
Between: Norman Hayton
And: City of Mount Vernon
Dated: April 29, 1986
Recorded: April 29, 1986
Auditor's No.: 8604290039
Regarding: No. protest of LID formation; reference is hereby made to the record for the full details
11. 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 View Crest No. 3 recorded on September 20, 1993 as Auditor's File No. 9309200043.
12. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:
Between: Jerry Willins and Kathleen Willins
And: City of Mount Vernon
Dated: May 19, 1985
Recorded: June 13, 1995
Auditor's No.: 9506130024
Regarding: No. protest of LID formation; reference is hereby made to the record for the full details
13. 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 View Crest No. 4 recorded on September 11, 1995 as Auditor's File No. 9509110001.
14. 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 SURVEY recorded on October 24, 2018 as Auditor's File No. 201810240029.
15. Municipal assessments, if any, levied by the City of Mount Vernon.

Statutory Warranty Deed
LPB 10-05

Order No.: 26-25229-KM

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