

When recorded return to:
Timothy Smith and Meghan Lang
12465 Wedgewood Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260247
Jan 29 2026
Amount Paid \$11368.70
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620060834

Escrow No.: 620060834

STATUTORY WARRANTY DEED

THE GRANTOR(S) Krista R Klett, a married person as her separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Timothy Smith and Meghan Lang, a married couple

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

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

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

LT 4, COUNTRY CLUB ADDN NO. 9

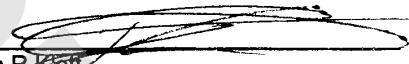
Tax Parcel Number(s): P81119 / 4389-000-004-0009

Subject to:

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


STATUTORY WARRANTY DEED
(continued)

Dated: 1-28-2026


Krista R Klett

State of Washington
County of SKAGIT

This record was acknowledged before me on JANUARY 28 2026 by Krista R Klett.


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

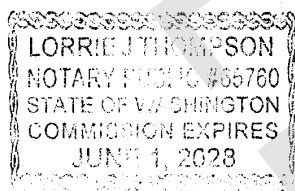


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81119 / 4389-000-004-0009

LOT 4, "COUNTRY CLUB ADDITION NO. 9", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS,
PAGE(S) 40 AND 41, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Country Club Add. No. 9:

Recording No: 893029

2. 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: September 13, 1979

Recording No.: 7909130005

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

4. 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."

5. Assessments, if any, levied by Country Club Road Association.

EXHIBIT "B"

Exceptions
(continued)

6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.