

202601290044

01/29/2026 01:33 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**

Edward Schmitt and Linda Schmitt  
PO Box 884  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260250

Jan 29 2026

Amount Paid \$12855.00  
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**  
620061011

Escrow No.: 620061011

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ronald Trentman, Personal Representative of the Estate of Dorothy L Osborne, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Edward Schmitt and Linda Schmitt, a married couple

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

LOTS 31 AND 32, COUNTRY CLUB ADDITION NO. 5, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 32 AND 33, 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): P79357 / 4333-000-032-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 1/29/2026

Estate of Dorothy L Osborne, deceased

BY: [Signature]  
Ron Trentman  
Personal Rep

State of Washington

County of Snohomish

This record was acknowledged before me on 1/29/2026 by Ronald Trentman,  
Personal Representative of the Estate of Dorothy L Osborne, deceased.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 4/16/2029



**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: Cascade Natural Gas  
 Purpose: Pipe-line  
 Recording Date: October 4, 1956  
 Recording No.: 542450  
 Affects: Said premises

2. 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 Addition No. 5, recorded in Volume 11 of Plats, Pages 32 and 33:

Recording No: 827765

3. 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 23, 1975  
 Recording No.: 827767

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 1977  
 Recording No.: 855948

4. Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County  
 Recording Date: March 11, 1976  
 Recording No.: 831513

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Paul and Paula Spilsbury  
 Recording Date: February 24, 2016

**EXHIBIT "A"**Exceptions  
(continued)Recording No.: 201602240064  
Affects: Portion of said premises

6. 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."

7. City, county or local improvement district assessments, if any.
8. 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.

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 August 18, 2025  
between Edward Schmitt Linda Schmitt ("Buyer")  
Buyer Buyer  
and Est of Dorothy Lucille Osborne PR Ron Trentman ("Seller")  
Seller Seller  
concerning 12448 Eagle Dr 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.

AuthentisIGN  
Edward Schmitt 01/08/26  
Buyer Date

AuthentisIGN  
Ron Trentman 12/04/2025  
Seller Date

AuthentisIGN  
Linda Schmitt 01/08/26  
Buyer Date

Seller Date