

When recorded return to:
Ikechukwu Binns and Maleah Binns
2712 Coho Ln
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260296
Feb 04 2026
Amount Paid \$14457.00
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

Escrow No.: 620060300

Chicago Title
620060300

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara A Selfridge, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Ikechukwu Binns and Maleah Binns, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, THE WOODS AT SUNSET COVE, ACCORDING TO THE PLAT THEREOF, RECORDED
OCTOBER 17, 2007, UNDER AUDITOR'S FITE NO. 200710170081, 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): P126708 / 4941-000-001-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: February 2, 2026

Barbara A Selfridge
Barbara A Selfridge

State of Washington

County of Skagit

This record was acknowledged before me on 02-02-2026 by Barbara A Selfridge.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-28

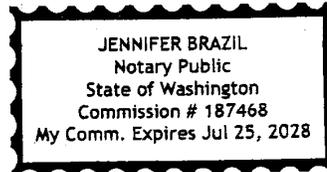


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: August 29, 1962
 Auditor's No(s): 625661, records of Skagit County, Washington
 Executed by: A.F. Gratzner
 As Follows: It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J.K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364 respectively under Auditor's File No. 596207, records of Skagit County Auditor and waiver any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport
2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: August 18, 2007
 Auditor's No.: 200706180162, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances
3. Agreement, including the terms and conditions thereof; entered into;
 By: Chaffey Homes Incorporated, a Washington corporation
 And Between: Sunset View Condominium Developer LLC, a Washington limited liability company
 Recorded: February 8, 2007
 Auditor's No. 200702080106, records of Skagit County, Washington
 Providing: Dedication of real property and grant of easements
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 8, 2007
 Auditor's No(s): 200702080105, records of Skagit County, Washington
 For: Temporary construction and slope
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 8, 2007
 Auditor's No(s): 200702080104, records of Skagit County, Washington
 For: Stormwater swale
6. 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

EXHIBIT "A"Exceptions
(continued)Recording Date: October 17, 2007
Recording No.: 200710170080

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Woods at Sunset Cove:

Recording No: 200710170081

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.
10. Assessments, if any, levied by The Woods at Sunset Cove Homeowners Association.
11. 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 December 12, 2025
between Ikechukwu Binns Maleah Binns ("Buyer")
Buyer Buyer
and Barbara A Selfridge ("Seller")
Seller Seller
concerning 2712 Coho Lane Anacortes WA 98221 (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.

Authentication
Ikechukwu Binns 12/12/2025
Buyer Date

Authentication
Barbara A Selfridge 12/13/25
Seller Date

Authentication
Maleah Binns 12/12/2025
Buyer Date

Seller Date