202602040040
02/04/2026 12:59 PM Pages: 1 of 4 Fees: $306.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Jill Bumgarner and Charles Bumgarner
820 N 8Th St, Unit A
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260300
Feb 04 2026
Amount Paid $6149.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620060259
Escrow No.: 245476150

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karol Gibson, an unmarried person and as suriving spouse of Lawrence A. Gibson, deceased

for and in consideration of Ten And No/100 Dollars ($10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Jill Bumgarner and Charles Bumgarner, 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.)

UNIT A, FIR HILL CONDOMINIUM

Tax Parcel Number(s): P111941, 4700-000-001-0000

Subject to:

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

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."

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STATUTORY WARRANTY DEED
(continued)

Dated: 1/30/26

Karol Gibson

Karol Gibson

State of Washington
County of Skagit
This record was acknowledged before me on 1-30-2026 by Karol Gibson.

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

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

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EXHIBIT "A"

Legal Description

UNIT A OF "FIR HILL CONDOMINIUM," AS IDENTIFIED ON MAP AND FLOOR PLANS, RECORDED SEPTEMBER 16, 1997, IN VOLUME 16 OF PLATS, PAGES 187 AND 188, UNDER AUDITOR'S FILE NO. 9709160076, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 31% INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS ASSIGNED IN DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 16, 1997, UNDER AUDITOR'S FILE NO. 9709160077.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

1. Agreement including the terms, covenants and provisions thereof

Recording Date: April 17, 1987
Recording No.: 8704170001

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 30, 1993
Recording No.: 9303300068

3. Any rights, interests, or claims which may exist or arise by reason matters disclosed by survey,

Recording Date: December 12, 1996
Recording No.: 9612120020

4. 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 Survey Map and Plans:

Recording No: 9709160076

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Recording Date: September 16, 1997
Recording No.: 9709160077

6. Lien of assessments levied pursuant to the Declaration for Fir Hill Condominium to the extent provided for byWashington law.

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