

When recorded return to:
Jevin DeVries and Michelle DeVries
814 Sapp Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260357
Feb 10 2026
Amount Paid \$9206.00
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

620060511

Escrow No.: 620060511

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marci Amador, who acquired title as Marci McCandles and Lucas Amador, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jevin DeVries and Michelle DeVries, 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.)

PTN OF LT 10, SEDRO WOOLLEY HEIGHTS

Tax Parcel Number(s): P77216 / 4172-000-010-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 06 2026

Marci Amador
Marci Amador

Lucas Amador
Lucas Amador

State of Washington
County of Skaagit

This record was acknowledged before me on February 06, 2026 by Marci Amador and Lucas Amador.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

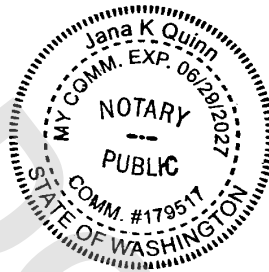


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P77216 / 4172-000-010-0002

LOT 10, SEDRO WOOLLEY HEIGHTS, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT A PORTION OF TRACT 10, SEDRO-WOOLLEY HEIGHTS, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON;
BEGINNING ON THE WEST BOUNDARY LINE AT A POINT 30 FEET SOUTH OF THE NORTHWEST CORNER;

THENCE NORTH 30 FEET TO THE NORTHWEST CORNER;
THENCE 3 FEET EAST ALONG THE NORTH PROPERTY LINE;
THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

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 SEDRO WOOLLEY HEIGHTS:

Recording No: 427794

2. 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: June 21, 1951
Recording No.: 462382

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Sedro Woolley.

EXHIBIT "B"

Exceptions
(continued)

6. City, county or local improvement district assessments, if any.