

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260365

Feb 11 2026

Amount Paid \$1125.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Tye D Thompson
12742 East Lake Dr
Sedro Woolley, WA 98284

Chicago Title
620061005

STATUTORY WARRANTY DEED

Order No.: 26-2586

Title Order No.: 26-2586-1

THE GRANTOR(S)

Jerald Cross who aquired title as Gerald W Cross, an unmarried man

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Tye D Thompson, as an unmarried person

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

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: Lt 166, Cedargrove on the Skagit

Tax Parcel No(s): P64243/3877-000-166-0004

Subject to:

Reservations and recitals contained in the Deed as set forth below:

Recording Date: Recording No.:

July 17, 1916

317248

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 CEDARGROVE ON THE SKAGIT:

Recording No: 715090

Provisions contained in the articles of incorporation and bylaws of Cedargrove Maintenance Company, recorded April 14, 1994 under Recording No. 9404140020, including any liability to assessment lien.

Recording No.: 9511020058
Recording No.: 9702120073
Recording No.: 200206060084

Modification(s) of said bylaws

Provisions contained in the articles of incorporation and bylaws of Cedargrove Maintenance Company, recorded September 11, 2006 under Recording No. 200609110132, including any liability to assessment lien.

Modification(s) of said bylaws

Recording No.: 201110070051
Recording No.: 201104040113
Recording No.: 201310030026

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: Recording No.:
December 11, 2007
200712110047

Modification(s) of said covenants, conditions and restrictions

Recording Date: Recording No.:
November 21, 2008
200811210102

Modification(s) of said covenants, conditions and restrictions

Recording Date: Recording No.:
October 8, 2009
200910080108

Modification(s) of said covenants, conditions and restrictions

Recording Date: Recording No.:
October 7, 2011
201110070050

Modification(s) of said covenants, conditions and restrictions

Recording Date: Recording No.:

May 24, 2016
201605240048

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Recording Date: Recording No.:
Skagit River Development Company December 11, 2007
200712110047

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."

Dated: 1-29-26

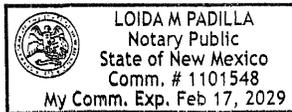
Jerald Cross
Jerald Cross

STATE OF NEW MEXICO
COUNTY OF Bernalillo

Signed and sworn to before me the 29th of January, 2026, by Jerald Cross.

Loida M. Padilla
Notary Public

Affix stamp/seal:



Dated: 1-29-26

Jerald Cross

Randolph S. Cross
Randolph S. Cross

Cecil E. Cross
Cecil E. Cross

STATE OF NEW MEXICO

COUNTY OF _____

Signed and sworn to before me the 12th of January, 2026, by Jerald Cross.

Notary Public

Affix stamp/seal:

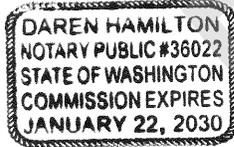
STATE OF WASHINGTON

COUNTY OF King

Signed and sworn to before me the 10th of February, 2026, by Randolph S. Cross and Cecil E. Cross.

Notary Public

Affix stamp/seal:



Dated: 1-29-26

Jerald Cross

Randolph S. Cross

Cecil E. Cross

STATE OF NEW MEXICO

COUNTY OF _____

Signed and sworn to before me the 12th of January, 2026, by Jerald Cross.

Notary Public

Affix stamp/seal:

STATE OF WASHINGTON

COUNTY OF _____

Signed and sworn to before me the 10th of February, 2026, by Randolph S. Cross and Cecil E. Cross.

Notary Public

Affix stamp/seal:

EXHIBIT "A"
Legal Description

LOT 166, CEDARGROVE ON THE SKAGIT, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS,
PAGES 48 THROUGH 51, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.