

When recorded return to:
Darrell Raymond Minaker
1519 Bonnie Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260367
Feb 11 2026
Amount Paid \$8672.00
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
620061047

Escrow No.: 620061047

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert R. Jacobsen and Darlys Jacobsen, a married couple and Mark Walker and Hillary Walker, 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 Darrell Raymond Minaker, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 10, PLAT OF BLACKBURN RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 206 THROUGH 208, 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): P113159 / 4708-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1-16-26

[Signature]
Robert R. Jacobsen

[Signature]
Darlys Jacobsen

[Signature]
Hillary Walker

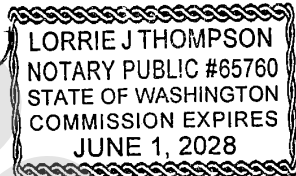
[Signature]
Mark Walker

State of Washington

County of SKagit

This record was acknowledged before me on JANUARY 16, 2026 by Robert R. Jacobsen and Darlys Jacobsen.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028



State of Washington

County of SKagit

This record was acknowledged before me on JANUARY 16, 2026 by Hillary Walker and Mark Walker.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

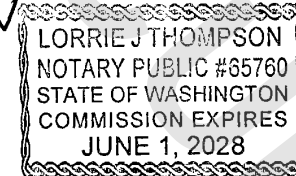


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 - Recorded: November 20, 1975
 - Recording No.: 826431, records of Skagit County, Washington
 - Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat

2. Easement, including the terms and conditions thereof, granted by instrument;
 - Recorded: November 15, 1977
 - Recording No.: 868658, records of Skagit County, Washington
 - In favor of: Puget Sound Power and Light Company
 - For: Electric transmission and/or distribution line, together with necessary appurtenances
 - Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat

3. Agreement, including the terms and conditions thereof;
 - By: Mount Vernon City Engineer
 - And Between: Keith and Regina Ash
 - Recorded: June 1, 1981
 - Recording No.: 8106010035, records of Skagit County, Washington

4. Standard Participation Contract, including the terms and conditions thereof;
 - Between: City of Mount Vernon, a municipal corporation
 - And: Keith and Regina Ash, husband and wife
 - Dated: September 16, 1981
 - Recorded: September 23, 1981
 - Recording No.: 8109230024, records of Skagit County, Washington
 - Providing: Right to connect subject property to city sewer

5. Terms and conditions of that City of Mount Vernon Ordinance;
 - Recorded: September 30, 1993
 - Recording No.: 9309300144, records of Skagit County, Washington
 - Ordinance No.: 2557

6. 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 Blackburn Ridge:

EXHIBIT "A"Exceptions
(continued)

Recording No: 9801300134

7. 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: January 29, 1998
Recording No.: 9801290061

AMENDED by instrument(s):

Recorded: October 11, 2000
Recording No.: 200010110006

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal

EXHIBIT "A"

Exceptions
(continued)

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

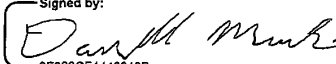
The following is part of the Purchase and Sale Agreement dated 01/12/2026
between Darrell Minaker ("Buyer")
Buyer Buyer
and Jacobsen and Walker et al. ("Seller")
Seller Seller
concerning 1519 Bonnie Place Mount Vernon WA 98274 (the "Property")
Address City State Zip

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.

Signed by:
 11/17/2025
9F322CF4148343B
Buyer Date

AuthentISIGN
 11/17/2025
Seller Date

Buyer Date

AuthentISIGN
 11/17/2025
Seller Date