

When recorded return to:

Chern-Jeh, LLC  
7019 Bremerton Drive  
Dallas, TX 75252

215638-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260380  
Feb 12 2026  
Amount Paid \$41642.50  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Barbara Knutzen, Trustee of The Barbara Knutzen Trust dated January 21, 2025**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Chern-Jeh, LLC, a Texas Limited Liability Company**

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

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Lot B, SP 57-75 #828754 (being a ptn of GL1, 26-36-2 EWM)

Tax Parcel Number(s): 360226-0-033-0007/P47143 & 360226-0-049-0009/P47162

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 215638-LT.

Dated: February 3, 2026

(attached to Statutory Warranty Deed)

The Barbara Knutzen Trust dated January 21, 2025

By: Barbara Knutzen  
Barbara Knutzen, Trustee

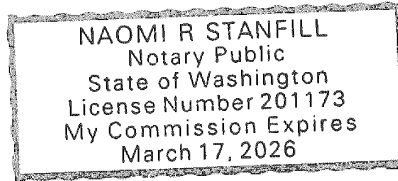
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 10<sup>th</sup> day of February, 2026, by Barbara Knutzen, Trustee of The Barbara Knutzen Trust dated January 21, 2025.

Naomi R. Stanfill  
Signature

Notary  
Title

My commission expires: 03-17-26



**Exhibit A****PARCEL "A":**

Lot B, Short Plat No. 57-75, approved January 15, 1976, recorded January 16, 1976 in Book 1 of Short Plats, page 87, under Auditor's File No. 828754 and being a portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M.,

EXCEPT that portion described as follows:

Beginning at a point of the most Westerly line of said Lot B, 155.5 feet South of the Northwest corner thereof;  
thence North along said Westerly 155.5 feet;  
thence East along the North line of said Lot B, a distance of 60.00 feet;  
thence South 01°42'41" West a distance of 155.5 feet;  
thence Westerly to the point of beginning.

ALSO EXCEPT that portion described as follows:

Beginning at the Southeast corner of Lot B;  
thence North 1°42'41" East along the Easterly line of Lot B to a point 112.2 feet South of the Southeast corner of Lot A, being the true point of beginning;  
thence West parallel with the South line of said Lot A of Short Plat No. 57-75, as described in deed conveyed to Jerry Highet and Shellie Eubanks-Highet, husband and wife, recorded under Auditor's File No. 201201230083, records of Skagit County, Washington, a distance of 98 feet;  
thence Northwesterly to a point which lies 23 feet West of the Southwest corner of said Lot A;  
thence Easterly along the South line of said Lot A a distance of 98 feet, more or less, to the Easterly line of Lot B;  
thence South 112.2 feet to the point of beginning.

TOGETHER WITH that portion of the tidelands of the second class in front of, adjacent to, and abutting on the above described tract, lying Westerly of the Northerly extension of the West line of Lot "A" of said Short Plat above described, and lying Easterly of the West line of the East 150 feet of the West 817.67 feet of Government Lot 1 of Section 26, Township 36 North, Range 2 East, W.M., EXCEPT any portion thereof lying within a tract conveyed October 15, 1901, by the State of Washington to Jno. Earls by Bush Act Oyster Lands deed recorded November 9, 1942, in Volume 187 of Deeds, page 427.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That certain non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the H.R. Roney Road No. 295 to the base of a hill;  
thence in an Easterly direction to the East line of that certain tract conveyed to Terry Knutzen, et ux, by deed recorded March 20, 1995, under Skagit County Auditor's File No. 9503200009, and as more fully set forth in that certain "Stipulation and Decree" entered April 14, 1965, in Skagit County Superior Court Cause No. 26747.

Situate in the County of Skagit, State of Washington.

## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.