

When recorded return to:
Carl Munnich
816 Bella Vista Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260399
Feb 13 2026
Amount Paid \$3013.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Chicago Title
620061064

Escrow No.: 620061064

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barney Petersen, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Carl Munnich, an unmarried person and Glenna R Finney, an
unmarried person, Joint Tenants With Rights of Survivorship

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.)

LT 40, TINAS COMA AND PTN TRACT 11, BURLINGTON ACREAGE TRACTS

Tax Parcel Number(s): P117075/4755-000-040-0000

Subject to:

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

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as
Joint Tenants with Right of Survivorship, and not as community property or as Tenants in Common.

Accepted and Approved:

Carl Munnich

Glenna R Finney

STATUTORY WARRANTY DEED
(continued)

Dated: February 10, 2026

Barney Petersen
Barney Petersen

State of Washington

County of Skagit

This record was acknowledged before me on February 10, 2026 by Barney Petersen.

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): P117075/4755-000-040-0000

LOT 40, PLAT OF TINAS COMA, AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF TRACT 11, PLAT OF BURLINGTON ACREAGE TRACTS AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 40, PLAT OF TINAS COMA AS PER PLAT RECORDED AUGUST 11, 2000 UNDER AUDITOR'S FILE NO 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND WHICH POINT IS ALSO THE SOUTHWEST CORNER OF LOT 38 OF SAID PLAT;

THENCE NORTH 89°12'36" WEST ALONG THE SOUTH LINE OF SAID LOT 40, A DISTANCE OF 129.09 FEET TO A SOUTHWEST CORNER OF SAID LOT 40;

THENCE SOUTH 0°47'24" WEST, AT A RIGHT ANGLE TO THE AFORESAID LINE, A DISTANCE OF 23.00 FEET;

THENCE SOUTH 89°12'36" EAST A DISTANCE OF 129.08 FEET;

THENCE NORTH 0°47'24" EAST, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to: W.R. Morgan
Purpose: pipe lines, road, ingress and egress
Recording No.: 92101

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

Granted to: James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons
Purpose: use of roads
Recording Date: March 21, 1962
Recording No.: 619347

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

Granted to: August Bendtsen
Purpose: Utilities and access
Recording Date: January 3, 1967
Recording No.: 692899

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

Granted to: Continental Telephone Co.
Purpose: Utilities
Recording Date: July 6, 1977
Recording No.: 859943

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

Granted to: General Telephone Company of the Northwest, Inc.
Purpose: Ingress and egress and for AC Power and Telephone lines
Recording Date: August 21, 1979
Recording No.: 7908210054

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

Granted to: State of Washington

EXHIBIT "B"Exceptions
(continued)

Purpose: Ingress, egress and utilities
Recording Date: October 25, 1994
Recording No.: 9410250042

7. Covenants, conditions and restrictions contained in Deed 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: December 29, 1995
Recording No.: 9512290071

8. 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 Plat of Tinas Coma:

Recording No: 200008110004

9. 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: August 24, 2000
Recording No.: 200008240005

Amemended under Recording No. 200509020143

10. 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: Tinas Coma Homeowners Association
Recording Date: August 24, 2000
Recording No.: 200008240005

11. Easement agreements, including the terms, covenants and provisions thereof

Recording Date: May 12, 2003

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200305120157

12. Quit Claim Deed for Easement, including the terms, covenants and provisions thereof

Recording Date: December 11, 2008

Recording No.: 200812110067

13. Access easement and agreement, including the terms, covenants and provisions thereof

Recording Date: December 11, 2008

Recording No.: 200812110068

14. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: December 12, 2008

Recording No.: 200812120081

15. Easements contained in Deed, including the terms, covenants and provisions thereof

Recording Date: August 11, 2020

Recording No.: 202008110195

16. 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."

17. Assessments, if any, levied by City of Burlington.

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

EXHIBIT "B"

Exceptions
(continued)

19. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.