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02/18/2026 03:20 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Kathryn L Roth and Rodney Roth
10029 Warfield Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260439
Feb 18 2026
Amount Paid \$13355.00
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

Escrow No.: 620060762

CHICAGO TITLE

620060762

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald L Walker, Jr and Kay Y Walker, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kathryn L Roth and Rodney Roth, 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 NW 1/4, SEC 28-35N-6E, W.M.

Tax Parcel Number(s): P41950 / 350628-2-003-0004, P41961 / 350628-2-008-0009

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 2-13-2026

Donald L. Walker Jr
Donald L Walker, Jr

Kay Y Walker
Kay Y Walker

State of Washington

County of SKagit

This record was acknowledged before me on February 13, 2026 by Donald L Walker, Jr and Kay Y Walker.

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

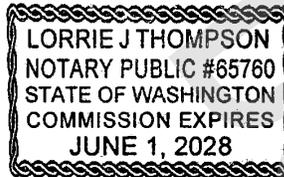


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41950 / 350628-2-003-0004 and P41961 / 350628-2-008-0009

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THE NORTH 150 FEET AND THE SOUTH 175 FEET OF THE NORTH 325 FEET OF THAT PORTION THEREOF LYING SOUTH OF THE OLD COUNTY ROAD, AS SAID ROAD EXISTED ON DECEMBER 17, 1965 AND LYING EAST OF DAY CREEK,

EXCEPT THAT PORTION THEREOF LYING WITHIN REVISED SHORT PLAT NO. 46-76, APPROVED FEBRUARY 14, 1977 AND RECORDED FEBRUARY 16, 1977, IN VOLUME 2 OF SHORT PLATS, PAGES 31 AND 32, UNDER AUDITOR'S FILE NO. 851044,

AND EXCEPT ROADS ALONG THE NORTH, SOUTH AND WEST LINES THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Terms, conditions and restrictions of that instrument entitled Title Notification - Property Designated Rural Resource Lands:
 - Recording Date: April 11, 1997
 - Recording No.: 9704110098
 - Recording No.: 9704110099

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
 - Grantor: James S. Tingley
 - Recording Date: February 28, 1966
 - Recording No.: 679301, records of Skagit County, Washington
 - As Follows: a portin of said premises

3. Right to the joint use of the old county road granted in instruments recorded january 14, 1966, February 28, 1966, and August 31, 1987, under Recording No. 677387, Recording No.679301 and Recording No.8708310010, records of Skagit County, Washington.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Puget Sound Power and Light Company, a Washington corporation
 - Purpose: Utilities
 - Recording Date: September 17, 1992
 - Recording No.: 9209170093
 - Affects: a portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Puget Sound Power & Light Company
 - Purpose: Underground electric transmission and/or distribution system
 - Recording Date: September 17, 1992
 - Recording No.: 9209170093

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Puget Sound Energy, Inc
 - Purpose: Utilities
 - Recording Date: February 23, 2022
 - Recording No.: 202202230085
 - Affects: a portion of said premises

7. As to any portion of said land now, formerly or in the future covered by water: Questions or

EXHIBIT "B"Exceptions
(continued)

adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34); Notice of Approval
Recorded: January 29, 1973
Auditor's No.: 779944, records of Skagit County, Washington
Classification: Farm and Agricultural Land

Transferred thereof;
Recorded: April 19, 1977
Auditor's No.: 854804, records of Skagit County, Washington

The property described herein may be subject to additional taxes, assessments, interest, and penalties upon withdrawal from said classification or change in use.

10. Note: Manufactured Home Title Elimination Application recorded under Recording No. 9303120022 recites that a manufactured (mobile) home is, or is being affixed to the Land.
11. City, county or local improvement district assessments, if any.