

POOR ORIGINAL

202602190026
02/19/2026 10:12 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Mark D Cruver and Deborah A Williams-Cruver
18103 Tedrow Drive
Eagle River, AK 99577

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260446
Feb 19 2026
Amount Paid \$12214.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620061054

Escrow No.: 620061054

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Dean Sinclair, 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 Mark D Cruver and Deborah A Williams-Cruver, 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 LTS 2 & 3, BLK 25, "MAP OF SYNDICATE ADDN TO THE TOWN OF LA CONNER,
SKAGIT CO., WASH., ALSO APPEARING LT F, BLA SURVEY REC NO. 202104200060

Tax Parcel Number(s): P106624 / 4128-025-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/13/26

Gary Dean Sinclair
Gary Dean Sinclair

State of Washington

County of Skagit

This record was acknowledged before me on February 13, 2026 by Gary Dean Sinclair.

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

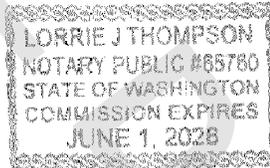


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106624 / 4128-025-003-0000

PARCEL A:

PORTION OF LOT 3, BLOCK 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET;
 THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;
 THENCE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25, SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 THENCE CONTINUE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;
 THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 29°56'00" WEST FOR A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 3, BLOCK 25, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 THENCE SOUTH 29°56'00" WEST ALONG SAID SOUTHEASTERLY LINE OR SOUTHEASTERLY LINE EXTENDED FOR A DISTANCE OF 40.00 FEET;
 THENCE NORTH 60°04'00" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT BEARING SOUTH 29°56'00" WEST FROM THE TRUE POINT OF BEGINNING;
 THENCE NORTH 29°56'00" EAST FOR A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO APPEARING OF RECORD AS LOT F, BOUNDARY LINE ADJUSTMENT SURVEY RECORDED ON APRIL 20, 2021, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200060.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT A" IN THAT CERTAIN JOINT USE EASEMENT DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 Map of Syndicate Addition to the Town of La Conner:

Recording No: Volume 2, Page 109

2. 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 Survey:

Recording No: 200704250113

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

Granted to: Town of La Conner
 Purpose: ingress, egress and Utilities
 Recording Date: April 20, 2021
 Recording No.: 202104200062
 Affects: Portion of said premises

Partial Extinguishment of Easement and the terms and conditions thereof as recorded August 5, 2021 under Auditor's File No. 202108050056

Amended and Restated Joint Use Easements recorded under recording no. 202205160018

4. 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 Survey:

Recording No: 202104200060

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

EXHIBIT "B"

Exceptions
(continued)

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: August 3, 2021
Recording No.: 202108030055
Affects: Portion of said premises

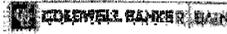
6. Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:
Recording Date: August 11, 2023
Recording No.: 202308110079
7. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind, during any 24 hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance. Recorded August 11, 2023 under Auditor's File No. 202308110079
8. 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: May 16, 2022
Recording No.: 202205160019
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. 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

EXHIBIT "B"**Exceptions
(continued)**

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."

11. Assessments, if any, levied by La Conner.
12. City, county or local improvement district assessments, if any.



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 01/24/26
between Mark D. Cruver Deborah A. Williams Cruver (Buyers)
and Gary Dean Sinclair ("Seller")
concerning 405 Maple Avenue La Conner WA 98257 (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.

Mark D. Cruver 01/24/2026
Buyer Date

Deborah A. Williams Cruver 01/24/2026
Buyer Date

Gary Dean Sinclair 01/21/2026
Seller Date

GDS 01/25/26
Seller Date