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02/19/2026 12:29 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**  
Clayton D Beagle  
23801 Cove Rd  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260454  
Feb 19 2026  
Amount Paid \$2885.00  
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**

Escrow No.: 620061266

*620061266*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jo Ann Requa, Trustee of the Helen L Meins Irrevocable Trust  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Clayton D Beagle, an unmarried person

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 2, SHORT PLAT NO. PL00-0332, REC NO. 200301230199, BEING PTN NE 1/4 SEC  
26-35-4E, W.M., TGW TRACT A

Tax Parcel Number(s): P120076 / 350426-0-020-0100, P120077 / 350426-0-020-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/17/2026

Jo Ann Requa, Trustee of the Helen L Meins Irrevocable Trust

BY: *Jo Ann Requa*  
Jo Ann Requa  
Trustee

State of Washington

County of SKagit

This record was acknowledged before me on February 17, 2026 by Jo Ann Requa as Trustee of the Helen L Meins Irrevocable Trust.

*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): P120076 / 350426-0-020-0100 and P120077 / 350426-0-020-0200**

LOT 2, SHORT PLAT NO. PL00-0332, APPROVED JANUARY 23, 2003, RECORDED JANUARY 23, 2003 UNDER AUDITORS FILE NO. 200301230199, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES, DELINEATED ON FACE OF SAID SHORT PLAT NO. PL00-0332 AS TRACT 'A';

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: Public Utility District No. 1 of Skagit County  
Purpose: pipeline(s)  
Recording Date: December 28, 1954  
Recording No.: 511108
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Purpose: Water Pipeline  
Recording Date: December 31, 1954  
Recording No.: 511276
3. Variance VA 01 0468, including the terms, covenants and provisions thereof  
Recording Date: October 25, 2001  
Recording No.: 200110250144
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 Short Plat No. PL00-0332:  
Recording No: 200301230199
5. Agreement Regarding Annexation and ULID/LID Waiver of Protests for Development within the UGA of the City of Sedro-Woolley and the terms and conditions thereof:  
Recording Date: January 23, 2003  
Recording No.: 200301230200
6. 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

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

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."

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 February 05, 2026

between Clayton D Beagle ("Buyer")  
Buyer Buyer

and Meins Irrevocable Trust ("Seller")  
Seller Seller

concerning 22563 Rhodes Road Sedro Woolley WA 98284 (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.

 2-5-26  
Buyer Date

  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date