

When recorded return to:
Erika D Courtney
8550 Copper Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260465
Feb 20 2026
Amount Paid \$7125.00
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.: 620060934

CHICAGO TITLE
620060934

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leeann J Melton as administer of the Estate of Wesley D Melton
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Erika D Courtney, an unmarried person and Nicholas M
Belcaster, 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.)

PTN SW 1/4 SEC 14-35-4E, W.M.

Tax Parcel Number(s): P36544 / 350414-0-011-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 02/13/2026

Estate of Wesley D Melton

BY: Leeann J. Melton
Leeann J Melton
Administrator

State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology

on 02/13/2026 by Leeann J. Melton

TAYLOR K. SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel
Notary Public
My commission expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36544 / 350414-0-011-0006

Parcel "A"

That portion of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M. Described as follows:

BEGINNING at the Northwest corner of the above described tract;

Thence East along the North boundary of said tract, a distance of 215 feet; thence South on a line parallel with the West line of the above described tract, a distance of 200 feet; thence West on a line parallel with the North line of said tract, a distance of 215 feet, to the Westerly edge of the above described tract; thence North to the point of beginning,

EXCEPT that portion of said East 26 rod of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East. W.M. More particularly described as follows:

BEGINNING at the Northwest corner of the above described tract thence North 88° 36' 56" East (called East on previous description) along the North line of said Northeast 1/4 of the Southwest 1/4 of Section 14 for a distance of 215.00 feet, to the Northeast corner of that certain parcel conveyed to Wesley D. Melton and described on statutory warranty deed recorded under Skagit county auditor's file no. 200309300208, and being the true point of beginning; thence South 2° 31' 20" East (called South on previous description) parallel with the West line of said Northeast 1/4 of the Southwest 1/4 along the East line of said Melton parcel for a distance of 200.00 feet to the Southeast corner thereof; Thence South 88° 36' 56" West (called West on previous description) parallel with the North line of said Northeast 1/4 of the Southwest 1/4 along the South line of said Melton parcel for a distance of 32.24 feet, more or less, (called 29 feet, more or less, on quit claim deed recorded under Skagit County auditor's file no. 201211150070) to an existing fence line; Thence along said fence line North 2° 45' 22" West for a distance of 75.79 feet to an angle point in said fence line; Thence North 3° 29' 54" West for a distance of 45.55 feet to an angle point in said fence line; Thence continue along said fence line North 3° 10' 01" West for a distance of 78.71 feet, more or less, to the North line of said Northeast 1/4 of the Southwest 1/4 of Section 14 at a point bearing South 88° 36' 56" West from the true point of beginning; Thence North 88° 36' 56" East along said North line for a distance of 34.21 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B"

A non-exclusive easement for road purposes, along a road as constructed, from what is known as the old grade road, lying South of the main tract above described along the Westerly boundary of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of said Section, to a point which is 605 feet South of the North lint of said property and 20 feet East of the West line of said property;

EXHIBIT "A"
Legal Description
(continued)

Thence in a Northeasterly direction to a point which is 300 feet North of the Southeast corner of the North 605 feet of the West 215 feet of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of said section:

Thence in a Northerly direction along the Easterly edge thereof to the Southeast corner of the main tract above described, as said easement was conveyed and created by instruments Dated June 12, 1956 and August 28, 1956, recorded June 25, 1956 and August 29, 1956, under auditor's file numbers. 537874 and 540764, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Joint Use and Maintenance Agreement, and the terms and conditions thereof:
Recording Date: August 23, 1968
Recording No.: 717346
2. Drain Field and Drain Line Agreement, and the terms and conditions thereof:
Recording Date: June 18, 1975
Recording No.: 819258
3. Easement Agreement, and the terms and conditions thereof:
Recording Date: September 22, 1980
Recording No.: 8009220012
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: 200703140048

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said road by the common users.
5. 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: 200808060055
6. Letter of Notice, and the terms and conditions thereof:
Recording Date: October 21, 2010
Recording No.: 201010210074
7. 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

EXHIBIT "B"Exceptions
(continued)

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: 201102040006

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 Survey:

Recording No: 201510280101

9. 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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.