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02/20/2026 02:05 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**  
Parker Hadlock and Hayden Hadlock  
7340 Hideaway Lane  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260474  
Feb 20 2026  
Amount Paid \$8085.00  
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.: 620060769

**CHICAGO TITLE**

620060769

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brittany Del Benckendorf and Jesse Small, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Hayden Hadlock and Parker Hadlock, 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.)

LT 14, PLAT OF WILDERNESS VILLAGE DIV NO.1

Tax Parcel Number(s): P78197 / 4208-000-014-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 18, 2026

  
Brittany Del Benckendorf

  
Jesse Small

State of Washington  
County of Skaagit

This record was acknowledged before me on February 18, 2026 by Brittany Del Benckendorf and Jesse Small.

  
(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): P78197 / 4208-000-014-0006**

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LOT 14, PLAT OF WILDERNESS VILLAGE DIV NO.1, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 10 OF PLATS, PAGES 48, 49 AND 50, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument;
 

Recording Date: November 5, 1935  
Recording No.: 273805  
In favor of: The Sound Timber Company, an Iowa corporation  
For: 30 foot road right-of-way  
Affects: Government Lot 10 of Section 8, Township 35 North, Range 8 East of the Willamette Meridian (being a portion of the underlying legal description of said plat)

Note: Exact location and extent of easement is undisclosed of record
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);
 

Recording Date: November 30, 1973  
Recording No.: 793933  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
3. 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 Wilderness Village Div. No. 1:
 

Recording No: 788213
  
4. 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: July 20, 1973  
Recording No.: 788214

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 7, 2004  
Recording No.: 200409070165

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: May 5, 2005  
Recording No.: 200505050063

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2007  
Recording No.: 200707230123

5. Liens and charges as set forth in the above mentioned declaration,  
Payable to: Valleys West, a Limited Partnership, et al
6. Liens and charges as set forth in the above mentioned declaration,  
Payable to: Wilderness Village Community Association
7. Water Right Permit including the terms, covenants and provisions thereof  
Recording Date: May 12, 2008  
Recording No.: 200805120179
8. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
Recording Date: July 24, 2019  
Recording No.: 201907240074
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Skagit County Public Utility District No. 1.
11. Assessments, if any, levied by Wilderness Village Community Association.
12. Assessments, if any, levied by Valleys West, a Limited Partnership.
13. City, county or local improvement district assessments, if any.
14. 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

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

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."