202602200077
02/20/2026 02:54 PM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
David G Ries and Teresa Ries
13500 State Route 9
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260475
Feb 20 2026
Amount Paid $7781.00
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
620061038

Escrow No.: 620061038

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicolaos Doungdala Vorachak and Sierra O'Neil Vorachak, 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 David G Ries and Teresa Ries, husband and wife

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 OF SW 1/4 SW 1/4 OF 12-34-4

Tax Parcel Number(s): P24618 / 340412-3-008-0107

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 02/17/2026

Nicolaos Doungdala Vorachak

Nicolaos Doungdala Vorachak

Sierra O'Neil Vorachak

Sierra O'Neil Vorachak

State of Montana
County of Gallatin

This record was acknowledged before me by means of communication technology

on 02/17/2026 by Sierra O'Neil Vorachak Nicolaos Doungdala Vorachak.

(electronic official stamp)

Notary Public
My commission expires: 01/22/2029

Notarized remotely online using communication technology via Proof.

XIAOSHI GUI NOTARIAL SEAL STATE OF MONTANA

XIAOSHI GUI
NOTARY PUBLIC for the
State of Montana
Residing at Bozeman, Montana
My Commission Expires
January 22, 2029

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P24618 / 340412-3-008-0107

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH ALONG THE WEST LINE THEREOF 160 FEET, MORE OR LESS, TO THE NORTH LINE OF THE CLEAR LAKE ROAD;
THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID ROAD 380 FEET;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 262 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE EAST ALONG SAID NORTH LINE 385 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, TO THE NORTH LINE OF THE CLEAR LAKE ROAD;
THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE WEST TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE NORTH 30 FEET OF THE EAST 603 FEET OF THAT PORTION OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF STATE HIGHWAY (CLEAR LAKE ROAD).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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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 Survey:

   Recording No: 200102090002

2. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:

   Recording Date: June 8, 2001
   Recording No.: 200106080085

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

   Purpose: Ingress, egress and utilities
   Recording Date: August 24, 2001
   Recording No.: 200108240123

4. Title Notification-Special Flood Hazard Area and the terms and conditions thereof:

   Recording Date: October 23, 2001
   Recording No.: 200110230082

5. Title Notification and the terms and conditions thereof:

   Recording Date: October 23, 2001
   Recording No.: 200110230083

6. Proof of Mitigated Water Supply (Existing User), and the terms and conditions thereof:

   Recording Date: October 20, 2020
   Recording No.: 202010200134

7. 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

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EXHIBIT "B"

Exceptions
(continued)

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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. City, county or local improvement district assessments, if any.