

When recorded return to:
Steve Michael McConnell and Dawn Kathleen
Monroe
11632 Pointe Pl
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260534
Feb 26 2026
Amount Paid \$23891.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

CHICAGO TITLE
620060188

Escrow No.: 245476645

STATUTORY WARRANTY DEED

THE GRANTOR(S) Holly Matchett Giles, Trustee of The Paul Giles Jr. GST Exempt Marital Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Steve Michael McConnell and Dawn Kathleen Monroe, 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.)

Lot 10 and Tract D "Park", The Pointe at Vista San Juan Div. No. 1

Tax Parcel Number(s): P83330, P83455,
4489-000-010-0000, 4489-000-999-0000

Subject to:

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

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."

STATUTORY WARRANTY DEED
(continued)

Dated: 2-20-26

Paul Giles Jr. GST Exempt Marital Trust

BY: Holly Matchett Giles, Trustee
Holly Matchett Giles, Trustee

State of WA

County of Snohomish

This record was acknowledged before me on 2/20/26 by Holly Matchett Giles as , Trustee of Paul Giles Jr. GST Exempt Marital Trust.

(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 2/15/29

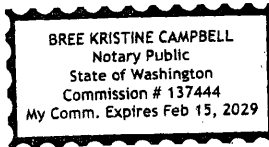


EXHIBIT "A"
Legal Description

PARCEL A:

LOT 10, PLAT OF THE POINTE AT VISTA SAN JUAN DIV. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 32 THROUGH 34, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

PARCEL D "PARK", PLAT OF THE POINTE AT VISTA SAN JUAN DIV. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 32 THROUGH 34, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Terms and provisions of that certain contract and agreements relating thereto:

Recording Date: January 9, 1963
Recording No.: 630694

Recording Date: April 13, 1990
Recording No.: 9004130116

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 Pointe at Vista San Juan Div 1:

Recording No: 8701260004

3. Agreement, including and the terms and conditions thereof:

Recording Date: August 16, 1990
Recording No.: 9008160001

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: November 13, 1987
Recording No.: 8711130042

Note: Said instrument is a re-recording of Recording Number 8711050050

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 1993
Recording No.: 9308100121

5. 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 15, 1997
Recording No.: 9707150098

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument:

Recorded: January 9, 1963
Recording No.: 630694, records of skagit county, Wa
Imposed by: Del Mar Community Service, Inc.

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument:

Recorded: November 13, 1987
Recording No.: 8711130042, records of Skagit County, Wa
Imposed by: "The Pointe" at Vista San Juan Homeowners Association

8. Declaration of Restrictive Covenants for Tract D, The Pointe of Vista San Juan, Division No. 1

Recording Date: July 25, 2002
Recording No.: 200207250013

EXHIBIT "B"
Exceptions

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 The Point at Vista San Juan Homeowners Association.