

When recorded return to:
Kelly Elaine Libby
P.O Box 1195
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260544
Feb 26 2026
Amount Paid \$11520.00
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.: 620061091

CHICAGO TITLE
620061091
STATUTORY WARRANTY DEED

THE GRANTOR(S) Jill Bell, Successor Trustee of the Bruce F. Mauser and Sally J. Mauser Revocable Living Trust UTA

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kelly Elaine Libby, an unmarried woman

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 29, "SHOREWOOD"

Tax Parcel Number(s): P69190 / 4000-000-029-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 25, 2026

Jill Bell, Successor Trustee of the Bruce F. Mauser and Sally J. Mauser Revocable Living Trust UTA

BY: Jill Mauser Bell
Jill Mauser Bell
Successor Trustee

State of Washington

County of Skagit

This record was acknowledged before me on 02-25-26 by Jill^{Mauser} Bell, Successor Trustee of the Bruce F. Mauser and Sally J. Mauser Revocable Living Trust UTA.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 7-25-28



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69190 / 4000-000-029-0009

LOT 29, "SHOREWOOD", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS AT PAGES 82 AND 83, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

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 set forth in a document:

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: Construction, maintenance and electrical transmission and distribution line
Recording Date: March 5, 1937
Recording No.: 287328
Affects: Prohibition against blasting

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 the Plat of Shorewood:

Recording No: 731984

3. 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: October 21, 1969
Recording No.: 732167

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 5, 1982
Recording No.: 8210050015

4. Stipulation contained in deed

Recording Date: March 1, 1955
Recording No.: 513864

As Follows:

"Title to the land herein described shall be subject to any existing easement for public roads and highways, for public utilities and for railroads and pipe lines and any other right of way of record as well as reservations for ditches or canals constructed by authority of the United States"

EXHIBIT "B"Exceptions
(continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Swinomish Utility and Environmental Services Authority
Purpose: Water lines
Recording Date: November 16, 1993
Recording No.: 9311160158
Affects: as described in said instrument
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 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."
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.

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 January 16, 2026

between Kelly Libby ("Buyer")

and The Estate of Bruce F. Mauser ("Seller")

concerning 17002 Snee Oosh Road La Conner WA 98257 (the "Property")

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.

Kelly Libby 1/17/26
Buyer Date

Buyer Date

Betsy Mauser 01/17/26
Seller Date

Jill Mauser 01/17/26
Seller Date

Seller Date