

202602260173

02/26/2026 03:47 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Paula K Endicott
1006 Wedmore Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260547

Feb 26 2026

Amount Paid \$7524.20
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
620061199

Escrow No.: 620061199

STATUTORY WARRANTY DEED

THE GRANTOR(S) Amanda Leanne Marie Maven, who acquired title as Amanda Barclay, an unmarried person and Brett Barclay, unmarried

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Paula K Endicott, unmarried

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. 9, WEDMORE ADDN

Tax Parcel Number(s): P77564 / 4178-000-009-0009

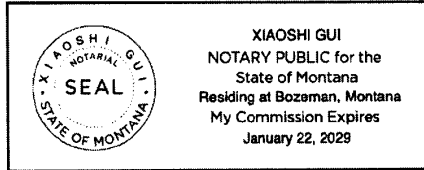
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 02/25/2026
02/25/2026

Amanda ~~Maven~~ Barclay
Brett Barclay
Brett Barclay



State of Montana
County of Gallatin

This record was acknowledged before me by means of communication technology
on 02/25/2026 by Brett Barclay.

Xiaoshi Gui

(electronic official stamp) Notary Public
My commission expires: 01/22/2029

Notarized remotely online using communication technology via Proof.

State of _____
County of _____

This record was acknowledged before me by means of communication technology
on _____ by _____.

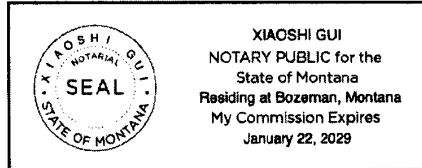
(electronic official stamp) Notary Public
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: 02/25/2026

Amanda Barclay
Amanda ~~Maven~~ Barclay

Brett Barclay



State of Montana
County of Gallatin

This record was acknowledged before me by means of communication technology
on 02/25/2026 by Amanda Barclay

Xiaoshi Gui

(electronic official stamp) Notary Public
My commission expires: 01/22/2029

Notarized remotely online using communication technology via Proof.

State of _____
County of _____

This record was acknowledged before me by means of communication technology
on _____ by _____

(electronic official stamp) Notary Public
My commission expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77564 / 4178-000-009-0009

LOT 9, WEDMORE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 115, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 the Plat of Wedmore Addition:

Recording No: 749506
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording Date: April 30, 1906
Recording No.: 56908

No determination has been made as to the current ownership or other matters affecting said reservations.
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: May 5, 1971
Recording No.: 752197

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 1972
Recording No.: 763612
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. 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

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."

6. Assessments, if any, levied by Sedro Woolley.
7. City, county or local improvement district assessments, if any.