

When recorded return to:
Peter Callender
2210 Martin Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260620
Mar 03 2026
Amount Paid \$14635.00
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
620061214

Escrow No.: 620061214

STATUTORY WARRANTY DEED

THE GRANTOR(S) David T Jahns and Wendy Jahns, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Peter Callender, a married person as a separate estate and Marie Callender, an unmarried person

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 NW 1/4 OF SEC 15-34-4E

Tax Parcel Number(s): P24824 / 340415-2-008-0114

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 27, 2026

[Signature]
David T Jahns

[Signature]
Wendy Jahns

State of Washington

County of Skagit

This record was acknowledged before me on February 27, 2026 by David T Jahns and Wendy Jahns.

[Signature]
(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): P24824 / 340415-2-008-0114

THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

EXCEPT THE EAST 412 FEET THEREOF;

EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES
BY DEED RECORDED SEPTEMBER 21, 1914, IN VOLUME 97 OF DEEDS, PAGE 489, UNDER
RECORDING NO. 104329;

AND EXCEPT THE SOUTH 20 FEET AS ESTABLISHED AS THE COUNTY ROAD KNOWN AS
MCLAUGHLIN ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservation contained in Deed dated May 28, 1898, executed by W.M. Lindsey and Emma S. Lindsey, his wife, recorded June 11, 1898 in Volume 34 of Deeds, Page 384.

All coal and other minerals being reserved and excepted from this conveyance.

Said minerals now held of record by Skagit County, by instrument recorded December 30, 1920 under Auditor's File No. 146780.

2. Standard Participation Contract (Regarding Sewers), and the terms and conditions thereof:

Recording Date: October 1, 1980
Recording No.: 8010010023

3. Agreement, and the terms and conditions thereof:

Between: Dave Grace, et ux
And: City of Mount Vernon
Recording Date: July 16, 1982
Recording No.: 8207160014

4. 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: 201208080094

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

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

EXHIBIT "B"Exceptions
(continued)

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. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.