

When recorded return to:

Patrick and Cristina Milstead
16893 Maplewood Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260699
Mar 11 2026
Amount Paid \$12410.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Chicago Title
620061143

THE GRANTOR(S) Becky Renee Callihan, formerly known as Becky Renee Roth, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patrick Milstead and Cristina Milstead, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
LT 2, ERSHIG BY THE TRACKS, REC. NO. 200509190241

Full Legal:
LOT 2, "ERSHIG BY THE TRACKS", AS PER PLAT APPROVED AND RECORDED SEPTEMBER 19, 2005, UNDER AUDITOR'S FILE NO. 200509190241, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel Number(s): P123340 / 4871-000-002-0000

Subject to: Exceptions as described on Exhibit A attached hereto and incorporated by reference herein.

Dated March 9, 2026


Becky Renee Callihan

STATE OF Washington
COUNTY OF Snohomish

This record was acknowledged before me on March 9, 2026 by Becky Renee Callihan.

Notary Public State of Washington
KESHIA SWANLUND
21034376
MY COMMISSION EXPIRES
12/22/2029

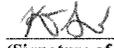

(Signature of Notary Public)
Notary Public
(Title of office)
My commission expires:
12/22/2029
(Date)

EXHIBIT A

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document;

Granted to: Pacific Telephone & Telegraph Co.

Purpose: Pole line right of way

Recording Date: September 10, 1912

Recording No.: 92839

Affects: 24 poles to be set 5 feet East of the East line of the right of way of the Great Northern Railway Co.. The grantor agrees not to grant any right or permit for the erection or maintenance of any electric power transmission line or lines upon or over said property, parallel with and within 1000 feet of the lines placed by the Telephone Company or for the erection or maintenance of any such line or lines across the Telephone Company's lines placed upon said right of way at an angle of less than 35 degrees.

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 Skagit County Short Plat No. 41-81:

Recording No: 8107010040

3. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof:

Recording Date: October 23, 2003

Recording No.: 200310230066

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: July 5, 2005

Recording No.: 200507050153

Affects: Portion of said premises

5. Lot Certification and the terms and conditions thereof:

Recording Date: August 29, 2005

Recording No.: 200508290043

6. Lot Certification and the terms and conditions thereof:

Recording Date: September 19, 2005

Recording No.: 200509190238

7. Covenants, conditions and restrictions 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: September 19, 2005

Recording No.: 200509190239

8. Protected Critical Area Site Plan and/or Easement and the terms and conditions thereof:

Recording Date: September 19, 2005

Recording No.: 200509190240

9. 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 Ershig by the Tracks:

Recording No: 200509190241

10. 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."

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

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

14. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$465,343.00

Dated: February 5, 2021

Trustor/Grantor: Becky Renee Roth NKA Callihan

Trustee: Fidelity National Title Company

Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for PennyMac Loan Services, LLC

Recording Date: February 10, 2021

Recording No.: 202102100076