

When recorded return to:
Donna Hendrix
23557 Cove Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260718

Mar 13 2026

Amount Paid \$358.21
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.: 620061125

CHICAGO TITLE
620061125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Beau Eckerson, a married man, as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Donna Hendrix, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 2, PLAT OF JANICKI COVE, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 10 OF PLATS, PAGES 1, 2 AND 3, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P77715 / 4185-000-002-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 03/09/2026

Beau Eckerson
Beau Eckerson

State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology
on 03/09/2026 by Beau Eckerson

TAYLOR K. SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Taylor K. Samuel
Notary Public
My commission expires: 10/23/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Exceptions

D.H.

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington
 Purpose: Utilities
 Recording Date: December 2, 1971
 Recording No.: 761394
 Affects: a portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Northern Pacific Railway Company
 Purpose: Construction and maintenance of dikes and placing and maintaining riprapping
 Recording No.: Volume 102, Page 560, records of Skagit County, Washington
 Recording No.: Volume 106, Page 292, records of Skagit County, Washington
 Recording No.: Volume 110, Page 408, records of Skagit County, Washington
 Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: State of Washington
 Purpose: 10 feet walking right-of-way only
 Recording Date: December 16, 1964
 Recording No.: 659838, records of Skagit County, Washington
 Affects: Portion of said premises

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

In favor of: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 25, 1950
 Recording No.: 444378, records of Skagit County, Washington
 Affects: Portion of said premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Simpson Timber Company
 Purpose: Road right-of-way
 Recording Date: April 20, 1970
 Recording No.: 738078, records of Skagit County, Washington

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Exceptions
(continued)

P.H

Affects: Portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Sedro-Woolley
 Purpose: Construction, maintenance and operation of sewer pipe lines, together with right of ingress and egress
 Recording Date: September 14, 1970
 Recording No.: 743413, records of Skagit County, Washington
 Affects: Portion of said premises

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington
 Purpose: Pipe or pipes, line or lines for the transportation of water
 Recording Date: December 2, 1971
 Recording No.: 761394, records of Skagit County, Washington
 Affects: Portion of said premises

8. 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 Janicki Cove Div. No. 1, recorded in Volume10 of Plats, Pages 1 through 3:

Recording No: 754410, records of Skagit County, Washington

9. 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: June 22, 1971
 Recording No.: 754357, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 8, 1982
 Recording No.: 8211080032

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Modification(s) of said covenants, conditions and restrictions

Recording Date: December 10, 1983
Recording No.: 8301210004

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 17, 1989
Recording No.: 8911170078

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 18, 1992
Recording No.: 9206180005

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Janicki Cove Division No. 1 Homeowner's Association
Recording Date: June 22, 1971
Recording No.: 754357, records of Skagit County, Washington

11. Agreement and the terms and conditions thereof:

Providing: For common driveway and bridge repair costs
Recording Date: August 3, 1999
Recording No.: 199908030076
Affects: Seller agrees to pay up of \$1,500.00 towards the repair of the bridge at the entrance to Janicki Cove

12. Agreement and the terms and conditions thereof:

Recording Date: January 4, 2000
Recording No.: 200001040059

13. Terms, conditions, and restrictions of that instrument entitled Title Notification:

Recording Date: February 4, 2000
Recording No.: 200002040015

14. 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

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Exceptions
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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: August 3, 1999
Recording No.: 199908030076

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Comcast of Washington IV, Inc
Purpose: Service/Access Agreement
Recording Date: May 10, 2004
Recording No.: 200405100172
Affects: Portion of said premises
16. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. 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."
19. Assessments, if any, levied by Janicki Cove, a non profit corporation.

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Exceptions
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20. City, county or local improvement district assessments, if any.
21. 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.