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03/16/2026 11:20 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

AFTER RECORDING MAIL TO:

NORTH SOUND LAW GROUP, PLLC  
300 N. Commercial Street  
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3026.0732  
MAR 16 2026

Amount Paid \$ 0  
Skagit Co. Treasurer  
By [Signature] Deputy

**STATUTORY WARRANTY DEED**

Reference numbers of related documents: 202509080021

Grantor(s): JEFF WARD KIDD and NINA LOTTE JIMERSON-KIDD, a married couple

Grantee(s): JEFF WARD KIDD and NINA LOTTE JIMERSON-KIDD, Trustees of the KIDD FAMILY TRUST, u/a dated February 24, 2017, and successor trustees

Legal Description (abbreviated): LT 49, SKYLINE NO. 3

Assessor's Tax Parcel Number(s): P59154 / 3819-000-049-0008

THE GRANTORS, JEFF WARD KIDD and NINA LOTTE JIMERSON-KIDD, a married couple, for and in consideration of transfer to a Revocable Living Trust, convey and warrant to JEFF WARD KIDD and NINA LOTTE JIMERSON-KIDD, Trustees of the KIDD FAMILY TRUST, u/a dated February 24, 2017, and successor trustees, the following described real estate, situated in the County of Skagit, State of Washington:

LOT 49, SKYLINE NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 54 AND 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

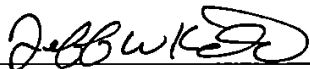
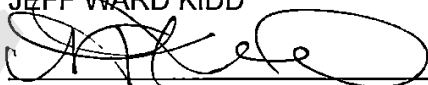
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."

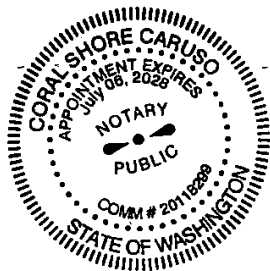
Dated: March 3, 2026


  
\_\_\_\_\_  
JEFF WARD KIDD  
  
\_\_\_\_\_  
NINA LOTTE JIMERSON-KIDD

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that **JEFF WARD KIDD and NINA LOTTE JIMERSON-KIDD** signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 3, 2026.



  
\_\_\_\_\_  
Notary Public in and for the state of Washington.  
Residing in Bellingham  
My appointment expires: 7/6/2028