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03/27/2026 03:26 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**

Brad C Weller and Veronica Blackburn  
1007 Peterson Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260879

Mar 27 2026

Amount Paid \$6216.20  
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  
620061540

Escrow No.: 620061540

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robin Sykas, also appearing of record as Robin B. Sykas, an unmarried individual for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Brad C Weller, an unmarried person and Veronica Blackburn, 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.)

LT. 4, SP NO. SS 5-00, REC NO. 200109200009 in SW, 31-35-4E, W.M.

Tax Parcel Number(s): P118532 / 3867-000-047-1400

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3-24-26

Robin Sykas  
Robin Sykas

State of Washington  
County of Snohomish

This record was acknowledged before me on 3/24/2026 by Robin Sykas.

Sharon E. Schoonover  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 9-4-26

NOTARY PUBLIC  
STATE OF WASHINGTON  
SHARON E. SCHOONOVER  
License Number 173976  
My Comm. Exp. 09-04-2026

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P118532 / 3867-000-047-1400**

LOT 4 OF CITY OF BURLINGTON SHORT PLAT NO. SS 5-00, APPROVED SEPTEMBER 18, 2001, AND RECORDED SEPTEMBER 20, 2001, UNDER AUDITOR'S FILE NO. 200109200009, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 1 AND 4, AND LOT 3, OF CITY OF BURLINGTON SHORT PLAT NO. 90-28, APPROVED AUGUST 20, 1990, AND RECORDED AUGUST 22, 1990, UNDER AUDITOR'S FILE NO. 9008220013, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

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 SHORT PLAT SS-5-00:

Recording No: 200109200009

2. Notice of Annexation and the terms and conditions thereof:

Recording Date: December 15, 1998

Recording No.: 9812150126

3. 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  
Recording Date: May 8, 2001  
Recording No.: 200105080128  
Affects: As described

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 Short Plat No. 90-28:

Recording No: 9008220013

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

**EXHIBIT "B"**Exceptions  
(continued)

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."

7. Assessments, if any, levied by City of Burlington.
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.