

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260902

Mar 31 2026

Amount Paid \$7045.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Adam Casimer Kurdelski
172 N Township
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE

620061504

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620061504

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anastasia L. Lawver as Trustee of The Anastasia Lawver Living Trust dated November 14, 2024

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Adam Casimer Kurdelski, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 12, THYME SQUARE BINDING SITE PLAN, APPROVED OCTOBER 19, 2005 AND RECORDED NOVEMBER 10, 2005 UNDER AUDITOR'S FILE NO. 200511100117, 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): P123739 / 8062-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 03/27/2026

The Anastasia Lawver Living Trust dated November 14, 2024

BY: Anastasia L. Lawver
Anastasia L. Lawver
Trustee

State of Washington

County of Snohomish

This record was acknowledged before me on 03/27/2026 by Anastasia L. Lawver
as Trustee of The Anastasia Lawver Living Trust dated November 14, 2024.

Taylor K. Samuel
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/23/2027

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

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"

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 the Plat of Thyme Square Binding Site Plan:

Recording No: 200511100117

2. 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: March 7, 2003
Recording No.: 200303070186

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

Recorded: July 18, 2005
Auditor's No(s): 200507180085, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation
For: Construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information
Affects: Roadways and a portion of each lot adjacent to roadways

4. 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: November 10, 2005
Recording No.: 200511100116

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

Recorded: February 14, 2005

EXHIBIT "A"Exceptions
(continued)

Auditor's No.: 200502140151 and 200502140150, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Underground electric system, together with necessary appurtenances

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

Granted to: Comcast of Washington IV, Inc
 Purpose: Broadband Communication Services
 Recording Date: February 14, 2007
 Recording No.: 200702140052
 Affects: Said premises

Note: Exact location and extent of easement is undisclosed of record.

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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."

9. Assessments, if any, levied by Sedro Woolley.
10. City, county or local improvement district assessments, if any.
11. Any unrecorded leaseholds, right of vendors and holders of security interests on personal

EXHIBIT "A"
Exceptions
(continued)

property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.