

202604010002

04/01/2026 08:50 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Gabriel Wells and Emily Wells
6948 Howell Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260931

Mar 31 2026

Amount Paid \$11520.00
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.: 620059623

CHICAGO TITLE

U 20059623

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry C. Hillhouse, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Gabriel Wells and Emily Wells, husband and wife

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. 2, SP NO. PL-06-0298, REC NO. 200702280173, BEING PTN SW 1/4 SE 1/4 2-35-4E, W.M.

Tax Parcel Number(s): P125914 / 350402-3-005-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3-30-2026

Terry Hillhouse
Terry C. Hillhouse

State of Washington
County of Skagit

This record was acknowledged before me on 3-30-26 by Terry C. Hillhouse.

Teresa D Varnes
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 5/29/27

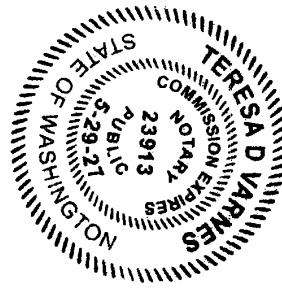


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125914 / 350402-3-005-0100

LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL-06-0298, RECORDED FEBRUARY 28, 2007, UNDER AUDITOR'S FILE NO. 200702280173, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT 1, SHORT PLAT NO. 91-18, RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 360, UNDER AUDITOR'S FILE NO. 9105200083, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to:	Pope and Talbot, Inc
Purpose:	Road Purposes
Recording Date:	April 2, 1948
Recording No.:	416396
Affects:	Portion of said premises

2. Title Notification-Property Adjacent to Designated Natural Resource Lands and the terms and conditions thereof:

Recording Date:	September 17, 1997
Recording No.:	9709170086

3. 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. 91-18:

Recording No:	9105200083
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4. Easement and Road Maintenance Agreement and the terms and conditions thereof:

Recording Date:	May 19, 2000
Recording No.:	200005190005

5. 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. PL-06-0298:

Recording No:	200702280173
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6. Protected Critical Area Easement and the terms and conditions thereof:

Recording Date:	February 28, 2007
Recording No.:	200702280175

7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "B"

Exceptions
(continued)

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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 22, 2025

between Gabriel Wells Emily Wells ("Buyer")
Buyer Buyer
and Terry C Hillhouse ("Seller")
Seller Seller
concerning 6948 Howell Ln Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Gabriel Wells 08/24/25
Buyer Date

Terry Hillhouse 8-24-25
Seller Date

Authentisign
Emily Wells 08/24/25
Buyer Date

Seller Date