

When recorded return to:

Craig Clifford Thornton and Allison Renee Thornton
P.O. Box 987
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260989
Apr 06 2026
Amount Paid \$9740.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

GNW 26-25663

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger W. Helgeson, an unmarried man,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Craig Clifford Thornton and Allison Renee Thornton, a married couple

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

Lot 2 of Short Plat PL07-0302, approved May 12, 2010, as recorded on May 13, 2010 under Auditor's File No. 201005130041, being a portion of Tracts 9 and 10 of that certain survey entitled "The Uplands," filed December 14, 1982, under Auditor's File No. 8212140010, in Volume 4 of Surveys, pages 56 through 61, inclusive, corrected by Affidavit recorded under Auditor's File No. 8212290015, records of Skagit County, Washington; being those portions of Sections 24 and 25, Township 34 North, Range 4 East, W.M..

TOGETHER WITH and SUBJECT TO those certain easements delineated on the face of said survey and as reserved and/or dedicated by instruments recorded under Auditor's File Nos. 8002040045, 8212100052 and 200605190041, records of said County, and all other easements of record.

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 as described in Exhibit "B" attached hereto

Abv Legal: Ptn. NE 1/4 of Section 25, Township 34 North, Range 4 East (aka Lot 2, Short Plat PL07-0302)
Tax Parcel Number(s): P130143/340425-1-002-0411

Dated: 4/3/26

Roger W. Helgeson
Roger W. Helgeson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 3rd day of March, 2026, by Roger W. Helgeson.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/29



EXHIBIT B

26-25663-KM

11. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Walking Circle M., Inc. to MV Associates

Recorded: August 31, 1979

Auditor's No.: 7908310024

As Follows:

This transfer is subject to that perpetual easement which exists, and has existed, in favor of David G. McIntyre for (I) the right to maintain, repair, inspect and otherwise use his existing septic tank on the subject property and, if necessary, to replace said septic tank by installing a new septic tank on the subject property, (II) the right to use the existing wells and waterlines on the subject property, and to take water from the existing well as needed: and (III) the right to use any and all roadways on the subject property for ingress and egress to the property owned by David G. McIntyre, which is located in Skagit County, Washington, in Section 30, Township 34 North, Range 5 East, W.M.

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: February 4, 1980

Auditor's No. 8002040045

Purpose: Ingress, egress, drainage and construction, operation and maintenance of overhead and underground utilities and for construction, operation and maintenance of a sanitary sewer main and appurtenances, together with the right of ingress and egress for all purposes necessary and related thereto

Affects: Reference is hereby made to the document for full particulars

Said instrument was amended by instrument recorded September 12, 1990, under Auditor's File No. 9009120015.

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners

Recorded: December 10, 1982

Auditor's No. 8212100052

Purpose: Ingress, egress, drainage and utilities

Area Affected: A 60 foot wide strip of land

14. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey

Recorded: December 14, 1982

Auditor's No.: 8212140010

15. Provisions and matters regarding a Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200605190041 and 200605190042.

16. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 05, 2006

Auditor's No.: 200606050167

17. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Statutory Warranty Deed

LPB 10-05

Dated: March 12, 2007
Recorded: March 19, 2007
Auditor's No.: 200703190208
Purpose:
Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

18. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Robert and Cheryl Schmitt, husband and wife
And: Public
Dated: February 28, 2007
Recorded: June 27, 2007
Auditor's No.: 200706270180
Regarding: Road Maintenance Agreement

19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gary and Gail Lohman, husband and wife and Robert and Cheryl Schmitt, husband and wife
Recorded: June 27, 2007
Auditor's No. 200706270181
Purpose: Drainage Easement
Area Affected: Portion of real estate under search and other property

20. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat PL07-0302
Recorded: May 13, 2010
Auditor's No.: 201005130041

21. Regulatory notice/agreement regarding Protected Critical Area Easement that may include covenants, conditions and restrictions affecting the subject property, recorded May 13, 2010 as Auditor's File No. 201005130043 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

22. Regulatory notice/agreement regarding On Site Sewage System that may include covenants, conditions and restrictions affecting the subject property, recorded August 2, 2010 as Auditor's File No. 201008020003 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

23. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: December 30, 2010
Auditor's No.: 201012300121
Executed By: Gary and Gail Lohman et al

Statutory Warranty Deed
LPB 10-05

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: July 15, 2014
Auditor's No.: 201407150044

24. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Gary Lohman and Gail Lohman, husband and wife
Recorded: July 16, 2014
Auditor's No.: 201407160031