

When recorded return to:

Charles W. Wend and Karen S. Wend
1411 Woodland Pl
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261072

Apr 13 2026

Amount Paid \$7045.00
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.: 620061521

CHICAGO TITLE

620061521

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carla Re West-Sowdon, Executor of The Estate of Patricia Ann West, deceased
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Mathew B. Wend, an unmarried person and Charles W. Wend
and Karen S. Wend, a married couple

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 18, FOREST ESTATES

Tax Parcel Number(s): P65429 / 3914-000-018-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 04-06-26

The Estate of Patricia Ann West

BY: Carla Re West-Sowdon
Carla Re West-Sowdon
Executor

State of Washington

County of SKagit

This record was acknowledged before me on April 6, 2026 by Carla Re West-Sowdon as Executor of The Estate of Patricia Ann West.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

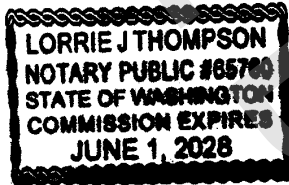


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65429 / 3914-000-018-0009

LOT 18, FOREST ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 the Plat of Forest Estates:

Recording No: 639226
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution lines
Recording Date: May 5, 1964
Recording No.: 650102
Affects: As described
3. 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: August 6, 1963
Recording No.: 639291

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1969
Recording No.: 724056
4. Ordinance No. 2418 and the terms and conditions thereof:

Recording Date: December 6, 1990
Recording No.: 9012060016
5. Ordinance No. 2425 and the terms and conditions thereof:

Recording Date: March 4, 1991
Recording No.: 9103040091
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Exceptions
(continued)

7. Assessments, if any, levied by Mt Vernon.
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.