

202604150072

04/15/2026 04:00 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Diana Rosaia
8189 Memory Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261112

Apr 15 2026

Amount Paid \$8511.80
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.: 620061210

CHICAGO TITLE

620061210

STATUTORY WARRANTY DEED

THE GRANTOR(S) Annemarie Todd, 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 Diana Rosaia, an unmarried person and Melissa Amber Stone, 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.)

TRACT 3, SP NO. 91-083, REC NO. 9210090057; BEING A PTN OF NEQ NWQ, 16-35N-7E, W.M.

Tax Parcel Number(s): P104408 / 350716-2-002-0602

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/13/2026

Annemarie Todd
Annemarie Todd

State of Washington
County of Skagit

This record was acknowledged before me on 4/13/2026 by Annemarie Todd.

Heather Donley
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: Nov 4, 2028

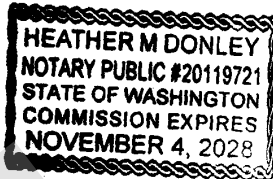


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104408 / 350716-2-002-0602

TRACT 3, SHORT PLAT NO. 91-083, AS APPROVED OCTOBER 6, 1992 AND RECORDED OCTOBER 9, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 130, UNDER AUDITOR'S FILE NO. 9210090057, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON THE FACE OF SHORT PLAT NO. 91-083, AS APPROVED OCTOBER 6, 1992 AND RECORDED OCTOBER 9, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 130, UNDER AUDITOR'S FILE NO. 9210090057, SHOWN AS MEMORY LANE ON THE FACE OF SAID SHORT PLAT.

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 No.: 28-75:

Recording No: 820654

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, a Washington corporation
Purpose: right of way
Recording Date: April 29, 1976
Recording No.: 834087
Affects: as described

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: right of way
Recording Date: June 23, 1983
Recording No.: 8306230042
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.: 39-82:

Recording No: 8406010002

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: right of way
Recording Date: July 20, 1990
Recording No.: 9007200087
Affects: as described

EXHIBIT "B"Exceptions
(continued)

6. 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 92-083:
- Recording No: 9210090057
7. By-Laws and the terms and conditions thereof:
- Recording No.: 9810160123
Recording No.: 9902050116
8. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:
- Recording Date: October 21, 2015
Recording No.: 201510210034
9. Title Notification and the terms and conditions thereof:
- Recording Date: October 30, 2015
Recording No.: 201510300095
10. 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: September 15, 2017
Recording No.: 201709150169
11. 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

EXHIBIT "B"Exceptions
(continued)

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."

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