

**When recorded return to:**  
Erik Sellers and Regina Sellers  
23066 Sagers Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261146

Apr 17 2026

Amount Paid \$16646.40  
Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Chicago Title  
620061474

Escrow No.: 620061474

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ryan A. Gaither and Brittany A. Gaither, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Erik Sellers and Regina Sellers, 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 5, PLAT OF SAGER'S LANDING PL 04-0624, REC. NO. 200605230067

Tax Parcel Number(s): P124621 / 4893-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 04/14/2026

[Signature]  
Ryan A. Gaither

[Signature]  
Brittany A. Gaither

State of Washington

County of SKagit

This record was acknowledged before me on April 14, 2026 by Ryan A. Gaither and  
Brittany A. Gaither.

[Signature]  
(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): P124621 / 4893-000-005-0000**

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LOT 5, PLAT OF SAGER'S LANDING PL 04-0624, RECORDED MAY 23, 2006, UNDER AUDITOR'S FILE NO. 200605230067, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS SAGER'S LANE AS SHOWN ON THE FACE OF PLAT OF SAGER'S LANDING PL 04-0624, RECORDED MAY 23, 2006, UNDER AUDITORS FILE NO. 200605230067, RECORDS OF SKAGIT COUNTY, WASHINGTON AND AS ESTABLISHED AND DECLARED IN AGREEMENT RECORDED MAY 23, 2006, UNDER AUDITOR'S FILE NO. 200605230070, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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:	Puget Sound Energy, Inc., a Washington corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	December 5, 2005
Recording No.:	200512050115
Affects:	As described
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Skagit County Sewer District No. 2
Purpose:	Sewer
Recording Date:	May 2, 2006
Recording No.:	200605020149
Affects:	As described
  
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 the Plat of Sager's Landing:  

Recording No: 200605230067
  
4. Protected Critical Area Easement (PCA) and the terms and conditions thereof:  

Recording Date:	May 23, 2006
Recording No.:	200605230069
  
5. 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:	May 23, 2006
Recording No.:	200605230070
  
6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

**EXHIBIT "B"**Exceptions  
(continued)

Imposed by: Sager's Landing Owners Association  
Recording Date: May 23, 2006  
Recording No.: 200605230070

7. Private Roadway Maintenance Declaration and the terms and conditions thereof:

Recording Date: May 23, 2006  
Recording No.: 200605230071

8. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: May 23, 2006  
Recording No.: 200605230068

9. 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 Survey:

Recording No: 200912010061

10. 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."

11. Assessments, if any, levied by Skagit County Sewer District No.2.

**EXHIBIT "B"**

Exceptions  
(continued)

- 12. Assessments, if any, levied by Sagers Landing Homeowner's Association.
- 13. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
  - Year: 2026
  - Tax Account No.: P124621 / 4893-000-005-0000
  - Levy Code: 2315
  - Assessed Value-Land: \$263,000.00
  - Assessed Value-Improvements: \$573,900.00
  
  - General and Special Taxes:
    - Billed: \$7,959.67
    - Paid: \$0.00
    - Unpaid: \$7,959.67
- 14. City, county or local improvement district assessments, if any.