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04/28/2026 10:46 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Melinda Cumming and Terry Purdy
11477 Scott Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261265

Apr 28 2026

Amount Paid \$14190.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620061223

Escrow No.: 245478357

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janis A Jones, as Personal Representative of the Estate of Cleora A Dunlap, also appearing of record as Cleora A. Walters, also appearing of record as Cleora A Sargeant, deceased under Skagit Probate Case No. 24-4-000358-29

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Melinda Cumming and Terry Purdy, a married couple

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

LOT 10 AND THE WESTERLY 15 FEET OF LOT 11, BLOCK 6, FREESTAD'S PLAT, FIRST DIVISION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P65506, 3916-006-011-0001

Subject to:

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

Granted to: Elmon Scott

Purpose: Private road

Recording Date: December 21, 1915

Recording No.: 111204

STATUTORY WARRANTY DEED

(continued)

Affects: Portion of said premises

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

Purpose: Electric transmission and/or distribution line

Recording Date: June 4, 1937

Recording No.: 290762

Affects: Portion of said premises

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

Purpose: Pipe line or pipe lines

Recording Date: December 22, 1952

Recording No.: 483264

Affects: Portion of said premises

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: September 14, 1956

Recording No.: 541441

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 Freestad's Plat First Division:

Recording No: 543467

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

Purpose: ingress and egress

Recording Date: December 14, 1982

Recording No.: 8212140013

Affects: as described

Agreement and the terms and conditions thereof:

Recording Date: October 25, 1991

Recording No.: 9110250031

Any question that may arise due to shifting and changing in the course, boundaries or high water line of Samish Bay.

Rights of the State of Washington in and to that portion, if any, of the Land which lies below the

STATUTORY WARRANTY DEED

(continued)

line of ordinary high water of Samish Bay.

Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Reciprocal Easement for Driveway, Dock, and Boat Launch, and the terms and conditions thereof:

Recording Date: February 17, 2022

Recording No.: 202202170067

STATUTORY WARRANTY DEED
(continued)

Dated: April 22, 2026

Estate of Cleora A Dunlap

BY: Janis M Jones
Janis M Jones
Personal Representative

State of Washington

County of Skagit

This record was acknowledged before me on April 22, 2026 by Janis M Jones as
Personal Representative of Estate of Cleora A Dunlap.

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

