

When recorded return to:
Robert Nicholas Wade Minden
17150 Theodorsen Lane
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500167780

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261278

Apr 29 2026

Amount Paid \$7605.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Chicago Title
500167780

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ted Lee Fleming and Linda Gay Fleming, trustees of Ted Lee Fleming and Linda Gay Fleming Trust Dated November 3, 2022

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Robert Nicholas Wade Minden, 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.)

PTN N 1/2 NW 1/4 SW 1/4 SEC 13-34-3E, W.M.

Tax Parcel Number(s): P21777/340313-0-088-0015

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 4/21/26

Ted Lee Fleming and Linda Gay Fleming Trust Dated November 3, 2022

BY: Ted Lee Fleming
Ted Lee Fleming
Trustee

BY: Linda Gay Fleming
Linda Gay Fleming
Trustee

State of Washington
County of Snohomish

This record was acknowledged before me on 4/21/2026 by Ted Lee Fleming and Linda Gay Fleming

as Trustees of Ted Lee Fleming and Linda Gay Fleming Trust Dated November 3, 2022.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Comm. Exp. 09-04-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21777/340313-0-088-0015

THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE MEMORIAL HIGHWAY WHERE THE SAME IS INTERSECTED BY A LINE RUNNING EAST FROM A POINT 329.7 FEET SOUTH OF THE WEST QUARTER CORNER OF SAID SECTION; THENCE WEST, 186.55 FEET; THENCE SOUTH, 120 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST, 101.35 FEET; THENCE SOUTH, 100 FEET; THENCE WEST, 101.35 FEET; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

ALSO, TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE MEMORIAL HIGHWAY, WHERE THE SAME IS INTERSECTED BY A LINE RUNNING EAST FROM A POINT 329.7 FEET SOUTH OF THE WEST QUARTER CORNER OF SAID SECTION; THENCE WEST, 186.55 FEET; THENCE SOUTH, 220 FEET; THENCE EAST, 101.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE EAST, 101.35 FEET, MORE OR LESS, TO A POINT 168 FEET WEST OF THE WEST LINE OF THE MEMORIAL HIGHWAY; THENCE NORTH, 100 FEET; THENCE WEST, 101.35 FEET, MORE OR LESS, TO A POINT 100 FEET NORTH OF THE TRUE POINT OF BEGINNING; THENCE SOUTH, 100 FEET TO THE TRUE POINT OF BEGINNING. SURVEY AF#200404270070.

ALSO, TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

A STRIP OF LAND LYING BETWEEN THE SOUTHERLY LINE OF THE PARCEL DESCRIBED UNDER SKAGIT COUNTY AUDITOR'S SURVEY MAPS PAGE 1 AND 2 RECORDED APRIL 27, 2004 UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 200404270070. SAID STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST PROPERTY CORNER OF SAID PARCEL AS DESCRIBED UNDER AUDITOR'S FILE NUMBER 200208300181. SAID CORNER IS A 1/2 INCH REBAR WITH YELLOW PLASTIC B.V. 37549 AS DEPICTED ON ABOVE SAID RECORD OF SURVEY MAPS PAGES 1 AND 2.

THENCE SOUTH ALONG A PROJECTION OF THE WEST LINE OF SAID PARCEL FOR 4.9 FEET TO THE INTERSECTION OF SAID EXISTING FENCE LINE;

THENCE NORTH 89°00'17" EAST, 58.84 FEET;

THENCE 89°13'36" EAST, 57.43;

THENCE SOUTH 89°14'31" EAST, 76.45 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID PARCEL PROJECTED SOUTH;

THENCE NORTH ALONG SAID PROJECTION 4.21 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID PARCEL.

SAID CORNER IS A 1/2 INCH REBAR WITH YELLOW PLASTIC CAP MARKED B.V. 37549 AS DEPICTED ON SAID RECORD OF SURVEY MAP PAGES 1 AND 2.

EXHIBIT "A"
Legal Description
(continued)

THENCE WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 199.14 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE FOLLOWING:

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE MEMORIAL HIGHWAY WHERE THE SAME IS INTERSECTED BY A LINE RUNNING EAST FROM A POINT 329.7 FEET SOUTH OF THE WEST QUARTER CORNER OF SAID SECTION;
THENCE WEST 85.2 FEET;
THENCE SOUTH, 100 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH, 20 FEET;
THENCE EAST TO THE WESTERLY LINE OF THE MEMORIAL HIGHWAY;
THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE MEMORIAL HIGHWAY TO A POINT EAST OF THE TRUE POINT OF BEGINNING;
THENCE WEST TO TRUE POINT OF BEGINNING.

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:
Purpose: roadway
Recording Date: January 15, 1958
Recording No.: 560705
Affects: as described

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 line
Recording Date: July 22, 1955
Recording No.: 521345
Affects: the land herein and other land

3. Agreement for determination of boundary line adjustment and the terms and conditions thereof:
Recording Date: April 28, 1978
Recording No.: 878400
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 Survey:

Recording No: 200404270070

5. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 4/7/2026
between Robert Minden ("Buyer")
Buyer Buyer
and Ted L Fleming Linda G Fleming ("Seller")
Seller Seller
concerning 17150 Theodorson Ln Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Robert Minden 04/08/26
Buyer Date

Buyer Date

Authentisign
Ted L Fleming 03/31/2026
Seller Date

Authentisign
Linda G Fleming 03/31/2026
Seller Date