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04/30/2026 10:12 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Thomas Wuellner and Mari Jo Annis-Wuellner
16273 Par Four Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261286

Apr 30 2026

Amount Paid \$13371.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: 003050-JB

Statutory Warranty Deed

Chicago Title
620060955

THE GRANTOR William James Wallace and Laurie Ann Wallace, Trustees of the Wallace Family Trust, dated September 26, 2008 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Thomas Wuellner and Mari Jo Annis-Wuellner, a married couple** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
LT 9, "COUNTRY CLUB ADDITION NO. 9"

Tax Parcel Number(s): **P81124 / 4389-000-009-0004**

LOT 9, "COUNTRY CLUB ADDITION NO. 9", ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 40 AND 41, RECORDED DECEMBER 13, 1978, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated 4-22-2026

Wallace Family Trust

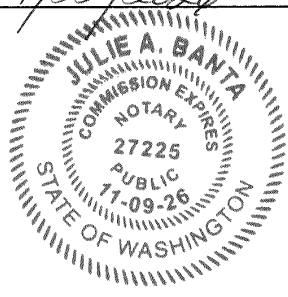
[Signature]
By: William James Wallace, Trustee

[Signature]
By: Laurie Ann Wallace, Trustee

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that William James Wallace and Laurie Ann Wallace
they is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated they
is/are authorized to execute the instrument and acknowledge that as the
Trustee of Wallace Family Trust
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/22/2026



[Signature]
Notary Public in and for the State of Washington
Residing at [Signature]
My appointment expires: 11-09-2026

EXHIBIT "A"

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

Granted to: Tran Mountain Oil Pipe Line Corporation
 Purpose: Pipeline(s)
 Recording Date: August 23, 1954
 Recording No.: 505530

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 COUNTRY CLUB ADDITION NO. 9:

Recording No.: 893029

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 13, 1979
Recording No.: 7909130005

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

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."

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