

When recorded return to:

Town of Hamilton, a Washington municipal corporation
584 Maple Street
Hamilton, WA 98255

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261288

Apr 30 2026

Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24159-TB

THE GRANTOR(S) **Keith Alan Buckley and Kimberly Dawn Buckley, husband and wife**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Town of Hamilton, a Washington municipal corporation**

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

Lots 12 and 13, Block 5, SUPPLEMENTAL PLAT OF CUMBERLAND ADDITION TO HAMILTON,
WASHINGTON, as per plat recorded in Volume 2 of Plats, page 96, records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Lots 12 & 13, Block 5, Supplemental Plat of Cumberland Addition to Hamilton, Washington

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P73860/4118-005-013-0005

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24159-TB

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Dated: 4/21/26

Keith Alan Buckley
Keith Alan Buckley

Kimberly Dawn Buckley
Kimberly Dawn Buckley

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 21st day of April, 2026, by Keith Alan Buckley and Kimberly Dawn Buckley.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

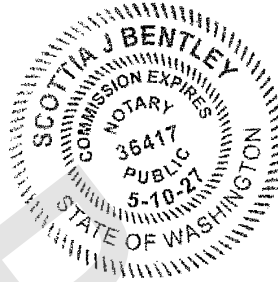


EXHIBIT A

25-24159-TB

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Supplemental Plat of Cumberland Addition to Hamilton, Washington recorded December 30, 1899 as Auditor's File No. 4118 (Volume 2 of Plats, page 96).

10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on August 31, 2021 as Auditor's File No. 202108310051 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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