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05/05/2026 11:12 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Andrew Dunn and Diana Dunn
1377 Alger Cain Lake Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261338

May 05 2026

Amount Paid \$14083.20
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-25745-TB

THE GRANTOR(S) **James D. Wilkinson and Shirley L. Wilkinson, a married couple**

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

in hand paid, conveys, and warrants to **Andrew Dunn and Diana Dunn, husband and wife**

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

Lot 1, SKAGIT COUNTY SHORT CARD NO. PL18-0297, Recorded December 20, 2018 under Skagit County Auditor's File No. 201812200074, being a portion of Section 8, Township 36 North, Range 4 East, W.M. Records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated legal description: Property 1:

Section 8, Township 36 North, Range 4 East - NE SW (aka Lot 1, SHORT CARD NO. PL18-0297)

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): P49092/360408-0-003-0003

Statutory Warranty Deed
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Dated: 4/20/26

James D. Wilkinson
James D. Wilkinson
Shirley L. Wilkinson
Shirley L. Wilkinson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 20th day of April, 2026, by James D. Wilkinson and Shirley L. Wilkinson.

[Signature]
Signature

Notary
Title

My commission expires: 2-21-30

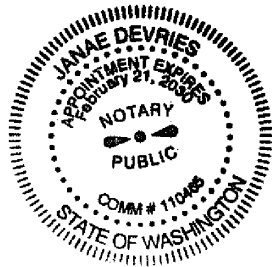


EXHIBIT A

26-25745-TB

11- EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Clair W. Smith and Esther E. Smith

Dated: July 15, 1947

Recorded: July 24, 1947

Auditor's No: 406965

For: Right-of-Way

Affects: Portion of subject property

12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 10, 1949, as Auditor's File No. 431257.

13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 20, 1950, as Auditor's File No. 447278.

14. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded October 8, 1963, as Auditor's File No. 641730.

15. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, acting by and through the Department of Natural Resources

Dated: September 2, 2008

Recorded: September 15, 2008

Auditor's No.: 200809150113

Purpose: Implement the goals of the Forest Practices Salmon Recovery Act

17. 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 Skagit County Short Card No. PL-18-0297 recorded December 20, 2018 as Auditor's File No. 201812200074.

18. Easement, affecting a portion of subject property for the purpose of Protected Critical Area Easement including terms and provisions thereof granted to Skagit County recorded December 20, 2018 as Auditor's File No. 201812200075

19. Lot certification, including the terms and conditions thereof, recorded December 20, 2018 as Auditor's File No. 201812200078. Reference to the record being made for full particulars. The company makes no

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LPB 10-05

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determination as to its affects.

20. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded December 20, 2018 as Auditor's File No. 201812200077

21. Regulatory notice/agreement regarding Operation-Maintenance and Monitoring Requirement for Proprietary onsite sewage systems that may include covenants, conditions and restrictions affecting the subject property, recorded February 20, 2019 as Auditor's File No. 201902200069 .

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.

22. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 15, 2019, as Auditor's File No. 201908150060.

End of Exhibit A