

202605200081

05/20/2026 03:13 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**  
Wilson Crawford and Taylor Crawford  
7203 Erna Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20261513  
May 20 2026  
Amount Paid \$14101.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Chicago Title  
620061131

Escrow No.: 620061131

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sonja D. Lukner, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Wilson Crawford and Taylor Crawford, a married couple

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

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 97-0051, APPROVED MARCH 11, 1999 AND  
RECORDED MARCH 18, 1999 UNDER AUDITOR'S FILE NO. 9903180008 IN VOLUME 14 OF  
SHORT PLATS, PAGES 8 AND 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.; BEING A  
PORTION OF THE NORTHEAST QUARTER IN SECTION 11, TOWNSHIP 35 NORTH, RANGE  
4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P36174 / 350411-1-005-0104

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 18, 2026

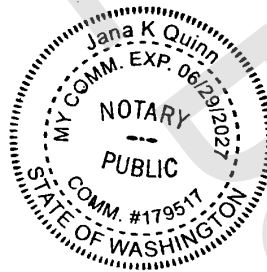
Sonja D. Lukner  
Sonja D. Lukner

State of Washington

County of Skagit

This record was acknowledged before me on May 18, 2026 by Sonja D. Lukner.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027



**EXHIBIT "A"**  
Exceptions

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

Purpose: ingress, egress and utilities  
Recording Date: May 13, 1998  
Recording No.: 9805130064  
Affects: as described

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said maintenance by the common users.

2. 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 SHORT PLAT NO 97-0051:

Recording No: 9903180008

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

Purpose: ingress, egress and utilities  
Recording Date: March 18, 1999  
Recording No.: 9903180009  
Affects: as described

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said maintenance by the common users.

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

Granted to: Skagit County  
Purpose: Native Growth Protection Area  
Recording Date: March 18, 1999  
Recording No.: 9903180010  
Affects: as described

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

Purpose: ingress, egress and utilities  
Recording Date: August 12, 1999

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 199908120030  
Affects: as described

6. Cedar Creek Water System Notice to future property owners and the terms and conditions thereof:

Recording Date: February 26, 2001  
Recording No.: 200102260066

7. Shared Well and Water System Agreement and the terms and conditions thereof:

Recording Date: February 26, 2001  
Recording No.: 200102260067

8. Covenants, conditions and restrictions 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: April 11, 2001  
Recording No.: 200104110125

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

Purpose: ingress and egress  
Recording Date: June 24, 2021  
Recording No.: 202106240110  
Affects: As described

10. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 30, 2022  
Recording No.: 202208300330

11. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: January 10, 2023  
Recording No.: 202301100109

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