

When recorded return to:
John Stockton
17879 Valley Ridge Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261543
May 22 2026
Amount Paid \$12499.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

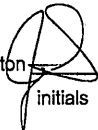
3002 Colby Ave., Suite 200
Everett, WA 98201


Chicago Title
500168535

Escrow No.: 500168535

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank M Petersen and Katherine J Petersen, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to John Stockton, an unmarried person and Lynette Emery, an
unmarried person, as Joint Tenants with Right of Survivorship

John Stockton 
initials

Lynette Emery 
initials

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.)

PCL A:

LT. 15, ASSESSORS PLAT OF BERGMANS LAKE MCMURRAY TRACTS TGW. PTN.
ADJACENT RAILROAD RIGHT-OF-WAY

PCL B:

PTN. LT. 15, ASSESSORS PLAT OF BERGMANS LAKE MCMURRAY TRACTS TGW. PTN.
ADJACENT RAILROAD RIGHT-OF-WAY

PCL C:

LT. 16, ASSESSORS PLAT OF BERGMANS LAKE MCMURRAY TRACTS TGW. PTN.
ADJACENT
RAILROAD RIGHT-OF-WAY

PCL D:

PTN. LT. 16, ASSESSORS PLAT OF BERGMANS LAKE MCMURRAY TRACTS TGW. PTN.
ADJACENT RAILROAD RIGHT-OF-WAY

Tax Parcel Number(s): P61949/3861000150005, P18335/33053100011907,
P61950/3861000160004, P18332/33053100011600

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: 05/19/26

[Signature]
Frank M Petersen

[Signature]
Katherine J Petersen

State of Washington

County of Skagit

This record was acknowledged before me on May 19, 2026 by Frank M Petersen and Katherine J Petersen.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

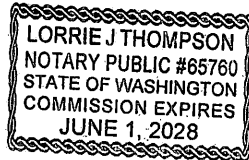


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P61949/3861000150005, P18335/33053100011907, P61950/3861000160004
and P18332/33053100011600

PARCEL A:
LOT 15, ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 89, RECORDS OF SKAGIT
COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:
THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD COMPANY RIGHT-OF-WAY,
CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8702180078, RECORDS OF
SKAGIT COUNTY, WASHINGTON, LYING BETWEEN THE EAST AND WEST LINES EXTENDED,
OF THE FOLLOWING DESCRIBED TRACT;
LOT 15, ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 89, RECORDS OF SKAGIT
COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL C:
LOT 16, ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 89, RECORDS OF SKAGIT
COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL D:
THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD COMPANY RIGHT-OF-WAY,
CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8702180078, RECORDS OF
SKAGIT COUNTY, WASHINGTON, LYING BETWEEN THE EAST AND WEST LINES EXTENDED,
OF THE FOLLOWING DESCRIBED TRACT;
LOT 16, ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 89, RECORDS OF SKAGIT
COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Assessor's Plat of Bergman's Lake McMurray Tracts:

Recording No: 666034
2. Terms and conditions of Driveway Easement

Recording Date: March 8, 1982
Recording No.: 8203080058
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 30, 1983
Recording No.: 8308300027
Matters shown: Encroachment of a fence along the Westery line of Lot 15 by varying amounts
4. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Burlington Northern Railroad Company
Recording No.: 8702180078
5. 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: 8308300027
6. Terms and conditions of Quit Claim Deed:

Recording Date: August 12, 1987
Recording No.: 8708120074
7. Terms and conditions of Quit Claim Deed:

Recording Date: August 12, 1987
Recording No.: 8708120081
8. Terms and conditions of Driveway Easement:

Recording Date: May 7, 1996
Recording No.: 9605070064
9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. Lot Certificate, including the terms, covenants and provisions thereof:

EXHIBIT "B"Exceptions
(continued)

Recording Date: August 23, 2016
Recording No.: 201608230009

11. 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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.