

When recorded return to:

Sigrid A. Winter
2209 26th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261699

Jun 03 2026

Amount Paid \$9197.10
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

Escrow No.: 620061688

CHICAGO TITLE

620061688

STATUTORY WARRANTY DEED

THE GRANTOR(S) John G. Tompkins and Ruth A. Tompkins, 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 Sigrid A. Winter, an unmarried person

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

LOT 18 OF SURVEY RECORDED DECEMBER 23, 1996 IN VOLUME 19 OF SURVEYS. PAGES
31 THROUGH 35 UNDER AUDITOR'S FILE NO. 9612230056. RECORDS OF SKAGIT COUNTY.
WASHINGTON; BEING A PORTION OF THE MAP OF THE CITY OF ANACORTES,
RECORDED IN VOLUME 2 OF PLATS. PAGES 4 THROUGH 7;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P110558 / 3772-218-005-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/15/26John A. Tompkins by Judy A. Gubrud

John G. Tompkins by Judy A Gubrud as attorney in fact

Ruth A Tompkins by Judy A. Gubrud

Ruth A. Tompkins by Judy A Gubrud as attorney in fact

State of

Washington

County of

SKagit

This record was acknowledged before me on May 15, 2026 by Judy A Gubrud as Attorney in Fact for John G Tompkins and Ruth A Tompkins.

Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of

Washington

My commission expires:

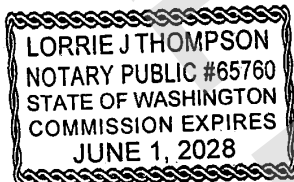
6-1-2028

EXHIBIT "A"
Exceptions

1. 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 Map of the City of Anacortes Skagit County, Washington:

Recording No: Volume 2 Page 4

2. Easement for Underground electric transmission and/or distribution system along the Northerly portion of the herein described property disclosed by inspection January 2, 1997.
3. 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: 9612230056

4. 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: November 4, 1996

Recording No.: 9611040117

5. 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 No.: 9612230057

Re-Recording No.: 9702270080

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

EXHIBIT "A"

Exceptions
(continued)

7. Assessments, if any, levied by City of Anacortes.
8. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 02, 2026

between Sigrid A Winter ("Buyer")
Buyer
and John G Tompkins ("Seller")
Seller
Ruth A Tompkins ("Seller")
Seller
concerning 2209 26th Street Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Sigrid A Winter 05/02/2026
Buyer Date

Buyer Date

Authentication
John Tompkins by Judy A Gabrud as POA 05/03/26
Seller Date

Authentication
Ruth A Tompkins by Judy A Gabrud as POA 05/03/26
Seller Date