

When recorded return to:

Jillian Leigh Sullivan
7950 Farm to Market Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261702
Jun 03 2026
Amount Paid \$8583.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-25675

STATUTORY WARRANTY DEED

THE GRANTOR(S) Howard Patterson, as his separate estate and as Surviving Spouse of Kathleen J. Patterson,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jillian Leigh Sullivan, an unmarried woman

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Ptn. Lot 5, PLAT OF A. A. AND S. L. MOODY TRACTS (aka Lot 2, SP 13-75)

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 "B"
attached hereto

Tax Parcel Number(s): P67524

Dated: April 29, 2026

Howard Patterson
Howard Patterson, individually and as surviving spouse

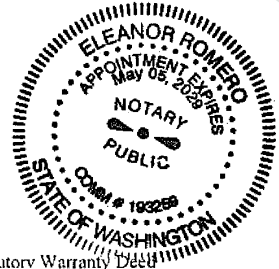
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 24th day of April, 2026, by Howard Patterson and
individually and as surviving spouse of Kathaleen J. Patterson Estate.

Eleanor Romero
Signature

Notary
Title

My commission expires: 5/5/2029



Statutory Warranty Deed
LPB 10-05

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7172 Butler Hill Road, Burlington, WA 98233
Tax Parcel Number(s): P67524

Property Description:

Tract 2 of Skagit County Short Plat No. 13-75, approved May 21, 1975 and recorded May 28, 1975, under Auditor's File No: 818114, in Volume 1 of Short Plats, page 41, being a portion of Tract 5 of "A.A. & S.L. MOODY TRACT, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 90, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 26-25675-KH

Page 2 of 3

EXHIBIT B

26-25675-KH.

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 A A & S L MOODY TRACT recorded on February 7, 1911 as Auditor's File No. 83241.

10. 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 Short Plat No. 13-75 recorded on May 20, 1975 as Auditor's File No. 818114.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Regulatory notice/agreement regarding Conditional Use Permit RE Home Occupation that may include covenants, conditions and restrictions affecting the subject property, recorded on May 13, 1982 as Auditor's File No. 8205130014.

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.

12. Regulatory notice/agreement regarding Restrictive Covenant RE Neighbors Well that may include covenants, conditions and restrictions affecting the subject property, recorded on January 6, 1994 as Auditor's File No. 9401060156.

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.