

When recorded return to:
Eugenio Garcia and Sheila Garcia
16102 Evanston Avenue North
Shoreline, WA 98133

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261803
Jun 11 2026
Amount Paid \$14841.04
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700
Seattle, WA 98104

Chicago Title
620061401

Escrow No.: 0311199-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Devin P. Groody, an unmarried person and Nicole S. Row, 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 Eugenio Garcia and Sheila Garcia, a married couple

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.)

PTN SE 1/4, SEC 8-35-11E, W.M

Tax Parcel Number(s): P45996 / 351108-4-001-0009, P123458 / 351108-4-001-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 06/08/2026



Devin P. Groody




Nicole S. Row

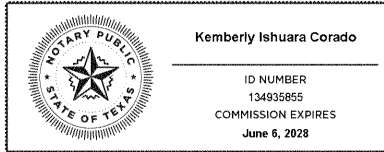
State of Texas

County of Denton

This record was acknowledged before me on 06/08/2026 by Devin P. Groody.



(Signature of notary public)
Notary Public in and for the State of Texas
My commission expires: 06/06/2028

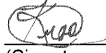


State of Texas

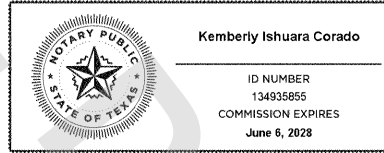
County of Denton

Electronically signed and notarized online using the Proof platform.

This record was acknowledged before me on 06/08/2026 by Nicole S. Row.



(Signature of notary public)
Notary Public in and for the State of Texas
My commission expires: 06/06/2028



Electronically signed and notarized online using the Proof platform.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45996 / 351108-4-001-0009 and P123458 / 351108-4-001-0200

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE II EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF A LINE 300 FEET NORTHERLY AND DISTANT 300 FEET FROM THE CENTERLINE OF THE CASCADE HIGHWAY;

EXCEPT ANY PORTION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE NORTH 15 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THE WEST 675 FEET THEREOF; AND OVER AND ACROSS THE EAST 15 FEET OF THE WEST 675 FEET OF THAT PORTION OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 8, LYING NORTHERLY OF THE CASCADE HIGHWAY. AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS A 20-FOOT STRIP OF LAND THROUGH A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE II EAST OF THE WILLAMETTE MERIDIAN, LYING 20 FEET ON THE WESTERLY SIDE OF THE CENTERLINE OF THAT CERTAIN EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED JUNE 12, 1995, UNDER AUDITOR'S FILE NO. 9506120070, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy
Purpose: Underground electric transmission and/or distribution system
Recording Date: December 19, 1986
Recording No.: 8612190053
Affects: a portion of said premises
2. Temporary Road Use Permit and the terms and conditions thereof:
Recording Date: May 18, 2000
Recording No.: 200005180044
3. Title Notification, and the terms and conditions thereof:
Recording Date: August 11, 2000
Recording No.: 200008110001
4. 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.
5. 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."