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06/17/2026 01:32 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

When recorded return to:
Tyler Stone and Justine Stone
930 Dunlop Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261874
Jun 17 2026
Amount Paid \$12855.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620062020

Escrow No.: 620062020

STATUTORY WARRANTY DEED

THE GRANTOR(S) Victor Earl Weaver and Meta Weaver, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tyler Stone and Justine Stone, 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 GOVT LT 6, SEC 36-34-4E, W.M.

Tax Parcel Number(s): P29956 / 340436-1-077-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/15/26

Victor Earl Weaver
Victor Earl Weaver

Meta Weaver

State of _____
County of _____

This record was acknowledged before me by means of communication technology
on _____ by _____

(electronic official
stamp)

Notary Public
My commission expires: _____

State of Washington
County of Grays Harbor

This record was acknowledged before me on June 15, 2026 by Victor Earl Weaver

Bruce M. Braniff
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10-21-2029

Notary Public
State of Washington
Bruce M Braniff
Commission No. 182303
Commission Expires 10-21-29

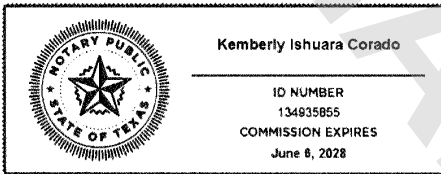
STATUTORY WARRANTY DEED
(continued)

Dated: 06/15/2026

Victor Earl Weaver
Meta Weaver
Meta Weaver

State of Texas
County of Denton

This record was acknowledged before me by means of communication technology
on 06/15/2026 by _____ Meta Weaver



[Handwritten Signature]

Notary Public
My commission expires: 06/06/2028

Electronically signed and notarized online using the Proof platform.

State of _____
County of _____

This record was acknowledged before me on _____ by Victor Earl Weaver

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29956 / 340436-1-077-0002

THE EAST 230 FEET OF THE NORTH 130 FEET AND THE SOUTH 160 FEET OF THE NORTH 290 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF GOVERNMENT LOT 6, SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36;
THENCE SOUTH 89°25'43" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,208.46 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 17°05'32" WEST, A DISTANCE OF 930.67 FEET;
THENCE SOUTH 74°16'52" WEST, A DISTANCE OF 508.04 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE STATE HIGHWAY 1-A;
THENCE IN A SOUTHERLY DIRECTION, ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 1-A, ON A CURVE TO THE RIGHT, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36;
THENCE NORTH 89°25'43" EAST, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 514.21 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL B DESCRIBED IN STATUTORY WARRANTY DEED TO TIMOTHY J. MCGARRAH AND CHIKITA MCGARRAH UNDER AUDITOR'S FILE NO. 8609100047, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL B;
THENCE NORTH 74°52'01" EAST ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 222.69 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION;
THENCE SOUTH 23°54'01" WEST, A DISTANCE OF 77.24 FEET TO THE SOUTH LINE OF SAID PARCEL B AND TERMINUS OF THIS LINE DESCRIPTION.

EXCEPT THAT PORTION OF PARCEL A DESCRIBED IN STATUTORY WARRANTY DEED TO TIMOTHY J. MCGARRAH AND CHIKITA MCGARRAH UNDER AUDITOR'S FILE NO. 8609100047, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A;
THENCE NORTH 74°52'01" EAST ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 222.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 23°54'01" EAST, A DISTANCE OF 14.16 FEET;
THENCE NORTH 74°52'01" EAST, A DISTANCE OF 183.51 FEET TO THE EASTERLY LINE OF SAID PARCEL A;
THENCE SOUTH 16°30'23" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 11.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A;
THENCE SOUTH 74°52'01" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL A, A DISTANCE OF 192.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

EXHIBIT "A"
Legal Description
(continued)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions and easements 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: October 13, 2000
Recording No.: 200010130003

2. Covenants, conditions, restrictions and easements 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: October 13, 2000
Recording No.: 200010130002

3. Road maintenance agreement and the terms and conditions thereof:

Recording Date: June 14, 1985
Recording No.: 8506140070

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

Granted to: Skagit County Sewer District No. 2
Purpose: Sewer main
Recording Date: February 25, 1994
Recording No.: 9402250101

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: 200011220092

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: October 13, 2000

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200010130006
In favor of: Tim and Chikita McGarrah
For: Utilities
Affects: A strip across said premises

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

Purpose: Sewer line
Recording Date: October 13, 2000
Recording No.: 200010130004

8. Any question arising from the fact that the premises are described by reference to impermanent monument, said monument being a private road.

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

Purpose: Water
Recording Date: October 13, 2000
Recording No.: 200010130005

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

Granted to: Timothy J. and Chikita McGarrah
Purpose: Side Sewer
Recording Date: December 28, 2000
Recording No.: 200012280131

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

EXHIBIT "B"

Exceptions
(continued)

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. City, county or local improvement district assessments, if any.
13. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.