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06/18/2026 09:13 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Roger A. Sigmen and Angela K. Sigmen
2316 25th St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261884

Jun 18 2026

Amount Paid \$11342.00
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

Chicago Title
620061854

Escrow No.: 620061854

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd J. Raabe also appearing of record as Todd Raabe and Elizabeth J. Rivas,
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 Roger A. Sigmen and Angela K. Sigmen, a married couple

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

LOTS 16 AND 17 AND THE WESTERLY 20 FEET OF LOT 18, EXCEPT THE EASTERLY 10
FEET OF LOT 16, BLOCK 1113, "NORTHERN PACIFIC ADDITION TO ANACORTES,"
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9
THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO KNOWN AS LOT 8 OF SURVEY 200406290201).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P58245 / 3809-113-018-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/17/2026



Todd J. Raabe




Elizabeth J. Rivas

State of Washington

County of SKagit

This record was acknowledged before me on June 17, 2026 by Todd J. Raabe and Elizabeth J. Rivas.



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

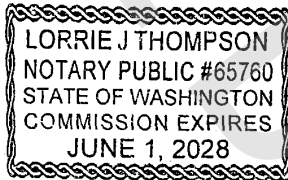


EXHIBIT "A"
Exceptions

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Underground electric system, together with necessary appurtenances
Recording Date:	August 4, 2003
Recording No.:	200308040105
Affects:	A portion of said premises

2. 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: 200406290201

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

4. Assessments, if any, levied by Anacortes.

5. 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 30, 2026

between Roger A Sigmen Angela K Sigmen ("Buyer")
Buyer Buyer

and Todd Jason Raabe Elizabeth Joy Rivas ("Seller")
Seller Seller


concerning 3710 W 7th 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.

AuthentisIGN

05/30/2026
Buyer Date

AuthentisIGN

05/30/26
Seller Date

AuthentisIGN
Angela K Sigmen 05/30/2026
Buyer Date

AuthentisIGN
Elizabeth Joy Rivas 05/30/26
Seller Date