

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261939

Jun 22 2026

Amount Paid \$11146.20

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Cameron Sandgren and Dustin Sandgren
1078 Vail Lane
Burlington, WA 98233

STATUTORY WARRANTY DEED

Guardian NW Title 26-25916-TB

THE GRANTOR(S) **Matthew Taylor and Alisha Taylor, husband and wife**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Cameron Sandgren and Dustin Sandgren, wife and husband**

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

Lot 14, ASPEN LANE PHASE 2, according to the plat thereof recorded May 11, 2007, under Auditor's File No.
200705110088, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:

Lot 14, Aspen Lane Phase 2

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 "A" attached hereto

Tax Parcel Number(s): P126110/4924-000-014-0000

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Dated: 5-11-26

Matthew Taylor
Matthew Taylor

Alisha Taylor
Alisha Taylor

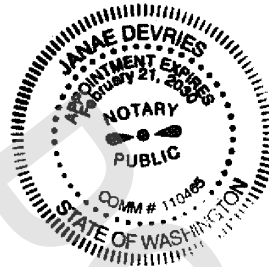
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 11th day of May, 2026, by Matthew Taylor and Alisha Taylor.

[Signature]
Signature

Notary
Title

My commission expires: 2-21-30



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EXHIBIT A

26-25916-TB

12. 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:

Short Plat No.: BU-5-94

Recorded: January 25, 1995

Auditor's No.: 9501250055

13. 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:

Short Plat No.: Burl-SS1-02

Recorded: August 2, 2002

Auditor's No.: 200208020109

14. 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:

Short Plat No.: Plat of Aspen Lane

Recorded: June 23, 2006

Auditor's No.: 200606230188

15. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Aspen Lane, L.L.C., recorded on June 23, 2006 as Auditor's File No. 200606230189.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

Above covenants, conditions and restrictions were amended and recorded on May 11, 2007 as Auditor's File No. 200705110089.

16. 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:

Short Plat No.: Plat of Aspen Lane Phase 2

Recorded: May 11, 2007

Auditor's No.: 200705110088

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Aspen Lane, LLC

Recorded: July 10, 2008

Auditor's No.: 200807100075

Purpose: Grantor hereby grants and conveys to Grantee, its successors and assigns, as an easement appurtenant to Lot 14, a non-exclusive, perpetual easement for ingress and egress over, upon and across the North 5 feet of Lot 13 providing access for motor vehicle and pedestrian traffic between the front and rear sections of Lot 13 and Lot 14

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18. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded August 12, 2008 as Auditor's File No. 200808120136.

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.

End of Exhibit A

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