

When recorded return to:
Christina Camille Culbert and Stuart Anthony
Montgomery
1120 Shaw Rd
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261966
Jun 23 2026
Amount Paid \$13300.00
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
620061899

Escrow No.: 620061899

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tammy A Gunderson, a married person as her separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Christina Camille Culbert and Stuart Anthony Montgomery, 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 NW 1/4 SEC 12-36-3E, W.M.

Tax Parcel Number(s): P112889 / 360312-2-002-0100, P47795 / 360312-2-005-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 6-22-26

Tammy A. Gunderson
Tammy A Gunderson

State of Washington

County of SKagit

This record was acknowledged before me on June 22, 2026 by Tammy A Gunderson.

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

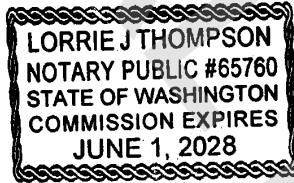


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112889 / 360312-2-002-0100 and P47795 / 360312-2-005-0002

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 36 NORTH, RANGE 3 EAST OF W.M., LYING WEST OF ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to: Olympic Pipe Line Company, a Delaware corporation
Purpose: transportation of oil and gas
Recording Date: March 2, 1964
Recording No.: 647331

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

Granted to: Skagit County, a political subdivision of the State of Washington
Purpose: Temporary Construction Easement
Recording Date: July 25, 2022
Recording No.: 202207250085

3. 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."

4. The Land has been classified as Forest Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: March 16, 1981
Recording No.: 8103160026

Recording Date: September 1, 2010

EXHIBIT "B"Exceptions
(continued)

Recording No.: 201009010070

Sale or transfer of all or a portion of the property in Snohomish County requires execution of two forms by the new owner and submission of the forms to the Assessor's Office at least two (2) weeks prior to transfer. More time may be required at year end and month end.

The two forms include:

1. Notice of Continuation Form
2. Request for Information Form

In addition, the assessor's office requires that the new owner complete Box 6 of the Real Estate Excise Tax Affidavit, including signing at line 3. If you have questions or need the forms, please telephone the exemption department in the assessor's office at (425)388-3540.

5. City, county or local improvement district assessments, if any.
6. 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.