

When recorded return to:

Mikel R. Moore and Tara M. Moore
1811 Copper Pond
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262325

Jul 22 2026

Amount Paid \$13157.60
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
620061189

Escrow No.: 620061189

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Nelles, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Mikel R. Moore and Tara M. Moore, a married couple

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

LOT 20, 'BIRDSVIEW ESTATES' AS PER PLAT THEREOF RECORDED JUNE 10, 2010 UNDER
AUDITOR'S FILE NO. 201006100097, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P130288 / 4997-000-020-0000

Subject to:

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

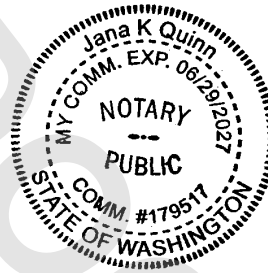
STATUTORY WARRANTY DEED
(continued)Dated: July 17, 2026Richard Nelles
Richard NellesLinda Nelles
Linda NellesState of Washington
County of SkagitThis record was acknowledged before me on July 17, 2026 by Richard Nelles and Linda Nelles.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

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:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	April 24, 1925
Recording No.:	183088
Affects:	Portion of said premises
2. Consent for Use of Puget Sound Energy, Inc. Transmission Line Right of Way:

Recording Date:	November 8, 2006
Recording No.:	200611080113
3. Lot of Record Certification including the terms, covenants and provisions thereof:

Recording Date:	December 10, 2007
Recording No.:	200712100015
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	April 9, 2007
Recording No.:	200704090170
Affects:	Portion of said premises
5. Decision/Recommendation on Variance/Preliminary Plat Application VA07-0931/PL96-0065 including the terms, covenants and provisions thereof:

Recording Date:	April 9, 2008
Recording No.:	200804090065
6. Statement of Mineral Claims including the terms, covenants and provisions thereof:

Recording Date:	March 18, 2009
Recording No.:	200903180041
7. 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

EXHIBIT "A"

Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Birdview Estates:

Recording No: 201006100097

8. 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: June 10, 2010
Recording No.: 201006100098

9. Operation and Maintenance Manual Stormwater Collection System and Infiltration System including the terms, covenants and provisions thereof:

Recording Date: June 10, 2010
Recording No.: 201006100099

10. Plat Lot of Record Certification including the terms, covenants and provisions thereof:

Recording Date: June 10, 2010
Recording No.: 201006100100

11. Protected Critical Area Agreement including the terms, covenants and provisions thereof:

Recording Date: June 10, 2010
Recording No.: 201006100101

12. 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.

EXHIBIT "A"Exceptions
(continued)

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."

13. City, county or local improvement district assessments, if any.
14. 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.

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 June 26, 2026
between Mikel R Moore Tara M Moore ("Buyer")
Buyer Buyer
and Richard Nelles ("Seller")
Seller Seller
concerning 8127 Coyote Springs Ln Sedro Woolley WA 98284 (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.

Mikel R Moore 6/26/2026
Buyer Date

Richard Nelles 6-29-26
Seller Date

Shore 6/26/26
Buyer Date

Seller Date