

When recorded return to:

Susan M. Coder
814 Fidalgo Ave
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262518

Aug 06 2026

Amount Paid \$7765.00
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
620062964

Escrow No.: 620062964

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura Joanne Porteous as Trustee of The Laura Joanne Porteous Living Trust
dated February 15, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Susan M. Coder, an unmarried person

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

LOT 23, WILDERNESS VILLAGE DIV. 1, AS PER THE PLAT RECORDED IN VOLUME 10 OF
PLATS, PAGES 48 THROUGH 50 INCLUSIVE, 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): P78206 / 4208-000-023-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: August 05, 2026

The Laura Joanne Porteous Living Trust dated February 15, 2018

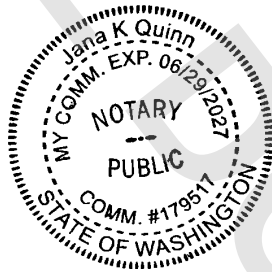
BY: Laura Joanne Porteous
Laura Joanne Porteous
TrusteeState of Washington
County of SkagitThis record was acknowledged before me on August 05, 2026 by Laura Joanne Porteous as Trustee of The Laura Joanne Porteous Living Trust dated February 15, 2018.Jana K Quinn
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2027

EXHIBIT "A"

Exceptions

1. 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 the Plat of Wilderness Village Div. No. 1

Recording No: 788213

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: July 20, 1973
Recording No.: 788214

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 7, 2004
Recording No.: 200409070165

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 5, 2005
Recording No.: 200505050063

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2007
Recording No.: 200707230123

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 5, 2018
Recording No.: 201803050117

3. Liens and charges as set forth in the above mentioned declaration,

Payable to: Wilderness Village Community Association

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

EXHIBIT "A"Exceptions
(continued)

document:

In favor of: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: November 30, 1973
 Recording No.: 793933
 Affects: Portion of said premises

5. Easement and the terms and conditions thereof:

Recording Date: November 5, 1935
 Recording No.: 273805

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

7. 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."

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

9. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

10. Assessments, if any, levied by Wilderness Village Community Association.

