

When recorded return to:

Janette Williams and Kristopher Williams
176 Dallas Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262540

Aug 07 2026

Amount Paid \$8325.00

Skagit County Treasurer

By Lena Thompson Deputy

Chicago Title
620062696

STATUTORY WARRANTY DEED

Reference: 26-140-NES

THE GRANTOR(S)

Carrie Shepler, who acquired title as Carrie L. Opara, and Herbert Lee Shepler Jr., a married couple,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to

Janette Williams and Kristopher Williams, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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

LT 5, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1

Tax Parcel Number(s): P125701/4917-000-005-0000

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: August 4, 2026

Carrie Shepler
Carrie Shepler

Herbert Lee Shepler Jr.
Herbert Lee Shepler Jr.

STATE OF WASHINGTON
COUNTY OF Snohomish

This record was acknowledged before me on this 4 day of Aug, 2026 by
Carrie Shepler and Herbert Lee Shepler Jr.

[Signature]
Signature

Notary
Title

My commission expires:

3/9/27

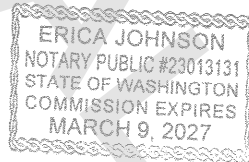


EXHIBIT A
LEGAL DESCRIPTION

PARCEL A:

LOT 5, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 2007, UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON THE FACE OF PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 2007, UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

Mound Fill System Installation Conditional Agreement Recording Date: August 31, 1987 Recording No.: 8708310002 Affects: West 165 feet of the North 528 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

Agreement and the terms and conditions thereof: Executed by: Arnold P. Libby And Between: AAA Mechanical Cont. Recording Date: December 9, 1998 Recording No.: 9812090103 Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian

Agreement, including the terms and conditions thereof; Between: Lee M. Utke, and Cedar Heights, LLC Recorded: November 22, 2005 Recording No.: 200511220026 As Follows: Grantee agrees to pay all costs associated to plat the new subdivision, Including sewer hookup fees for existing house Grantee agrees that Grantor's existing house shall have a storm drain connection. Grantee agrees, if overhead lines to existing house are required to be relocated, it will be at Grantee's expense.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Puget Sound Energy, Inc Purpose: Electric transmission and/or distribution line, together with necessary appurtenances Recording Date: May 22, 2006 Recording No.: 200605220165 Affects: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void) Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

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: January 19, 2007 Recording No.: 200701190117 Modification(s) of said covenants, conditions and restrictions Recording Date: May 23, 2007 Recording No.: 200705230184 Modification(s) of said covenants, conditions and restrictions Recording Date: June 20, 2007 Recording No.: 200706200115 Modification(s) of said covenants, conditions and restrictions Recording Date: January 11, 2008 Recording No.: 200801110076 Modification(s) of said covenants, conditions and restrictions Recording Date: April 4, 2013 Recording No.: 201304040067. Modification(s) of said covenants, conditions and restrictions Recording Date: July 11, 2013 Recording No.: 201307110091 Modification(s) of said covenants, conditions and restrictions Recording Date: August 22, 2013 Recording No.: 201308220077

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above: Imposed by: Cedar Heights PUD No. 1 Homeowners Association Recording Date: January 19, 2007 Recording No.: 200701190117

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 PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1: Recording No: 200701190116

Agreement to Participate in the Intersection Improvements for Division Street and Vaughn Road:
Recording Date: January 19, 2007 Recording No.: 200701190118.

Easement, including the terms and conditions thereof, granted by instrument(s); Recording Date: May 22, 2006 Recording No.: 200605220169 In favor of: Puget Sound Energy, Inc. Regarding: Electric transmission and/or distribution line Affects: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void) Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement, including the terms and conditions thereof, granted by instrument(s); Recording Date: May 22, 2006 Recording No.: 200605220170 In favor of: Puget Sound Energy, Inc. Regarding: Electric transmission and/or distribution line Affects: A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated tying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

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

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."

Assessments, if any, levied by Cedar Heights PUD 1, Homeowners Association.

Assessments, if any, levied by Mt Vernon.

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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 06, 2026

between Janette Williams Kristopher Williams ("Buyer")
Buyer Buyer
and Carrie Shepler ("Seller")
Seller Seller
concerning 176 Dallas Street Mount Vernon WA 98274 (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.

Authenticated
Janette Williams 07/06/2026
Buyer Date

Authenticated
Kristopher Williams 07/06/2026
Buyer Date

Signed by:
Carrie Shepler 7/7/2026
Seller Date

Seller Date