

202507160014

07/16/2025 09:17 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Jack Needham
4007 Humphrey Hill Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252221

Jul 16 2025

Amount Paid \$10630.00
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

Escrow No.: 620059487

CHICAGO TITLE CO.

LP20059487

STATUTORY WARRANTY DEED

THE GRANTOR(S) John V. Guthrie and Mary P. Arnold, Trustees of the John V. Guthrie and Mary P. Arnold 2011 Revocable Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jack Needham, an unmarried person and Kristin Stites, an unmarried person

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.)

LT 1, SP NO. 54-81, REC 8202110010 & ptn SE1/4 Sec 20-36-4 & ptn SW1/4 & ptn SW1/4 Sec 21-36-4

Skagit County, WA

Tax Parcel Number(s): P50179 / 360428-2-002-0105, P135329 / 360420-4-014-0106, P135285 / 360429-1-020-0000, P135327 / 360421-3-008-0105

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7/10/2025

John V. Guthrie and Mary P. Arnold 2011 Revocable Trust

BY: [Signature]
John V. Guthrie
TrusteeBY: [Signature]
Mary P. Arnold
TrusteeState of CaliforniaCounty of San Mateo

This record was acknowledged before me on 07/10/2025 by John V. Guthrie and Mary P. Arnold as Trustee and Trustee, respectively, of John V. Guthrie and Mary P. Arnold 2011 Revocable Trust.

(Signature of notary public)
Notary Public in and for the State of California
My appointment expires: 08/21/2028

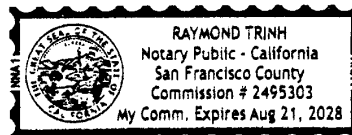


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50179 / 360428-2-002-0105, P135329 / 360420-4-014-0106, P135285 /
360429-1-020-0000 and P135327 / 360421-3-008-0105

PARCEL A:

THAT PORTION OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 54-81, APPROVED FEBRUARY 9, 1982, RECORDED FEBRUARY 11, 1982 IN VOLUME 5 OF SHORT PLATS, PAGE 164, UNDER AUDITOR'S FILE NO. 8202110010, RECORDS OF SKAGIT COUNTY, WASHINGTON; LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 54-81, APPROVED FEBRUARY 9, 1982, RECORDED FEBRUARY 11, 1982 IN VOLUME 5 OF SHORT PLATS, PAGE 164, UNDER AUDITOR'S FILE NO. 8202110010, RECORDS OF SKAGIT COUNTY, WASHINGTON; LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

THE SOUTH 50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 6 ACRES THEREOF;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:

THE SOUTH 50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING SOUTHEASTERLY OF HUMPHREY HILL ROAD.

SITUATE THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 58179

2. 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: June 12, 1980
Recording No.: 8006120003
Affects: A 10 foot strip across said premises

3. 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 Skagit County Short Plat No. 54-81:

Recording No: 8202110010
Affects: Parcels A and B

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

Granted to: Owner of Lot 2 in said short plat
Purpose: Usage of existing well and all appurtenances
Recording Date: October 3, 1985
Recording No.: 8510030018
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

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

Purpose: water lines
Recording Date: March 22, 1988
Recording No.: 8803220004
Affects: as described in said instrument

EXHIBIT "B"**Exceptions
(continued)**

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

Granted to: Roberta Mansfield
 Purpose: The right to use water from an existing well
 Recording Date: July 23, 1992
 Recording No.: 9207230133
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment:

Recording No: 202010230044

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.

10. 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."

EXHIBIT "B"

Exceptions
(continued)

11. 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.