

**When recorded return to:**  
John Meier and Elizabeth Findley  
PO BOX 544  
Conway, WA 98238

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20253195  
Sep 30 2025  
Amount Paid \$9722.20  
Skagit County Treasurer  
By Lena Thompson Deputy

Chicago Title  
620059418

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Phillip Hiles and Terri Hiles, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to John Meier and Elizabeth Findley, a married couple

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

LOT 9, "PLAT OF TRUMPETER MEADOWS," ACCORDING TO THE PLAT THEREOF,  
RECORDED ON OCTOBER 12, 2005, UNDER AUDITOR'S FILE NO. 200510120048, 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): P123471 / 4872-000-009-0000

Subject to:

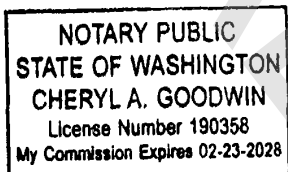
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 25, 2025

Phillip Hiles  
Phillip HilesTerri Hiles  
Terri Hiles

State of Washington

County of SnohomishThis record was acknowledged before me on 9/25/2025 by Phillip Hiles and Terri Hiles.C Cheryl A. Goodwin  
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 2-23-2028

**EXHIBIT "A"****SPECIAL EXCEPTIONS:**

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.: 57557

No determination has been made as to the current ownership or other matters affecting said reservations.

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

In favor of: Public Utility District No. 1  
Purpose: Water pipelines  
Recording Date: June 22, 1979  
Recording No.: 7906220042

Standard Participation Contract (regarding sewer), including the terms, covenants and provisions thereof

Recording Date: July 19, 1979  
Recording No.: 7907190021

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Trumpeter Meadows:

Recording No.: 200510120048

Covenants, conditions and restrictions 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: February 22, 2006  
Recording No.: 200602220046

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

## EXHIBIT "A"

### SPECIAL EXCEPTIONS:

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."