

202511210058

11/21/2025 11:10 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Grant Harding
7654 Renic Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253806
Nov 21 2025
Amount Paid \$11876.00
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

020060375

Escrow No.: 620060375

STATUTORY WARRANTY DEED

THE GRANTOR(S) William R Poppe and Jessica C Poppe, 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 Grant Harding, an unmarried person and Brianne Hildebrant, 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 19, "ELK HAVEN ESTATES", REC 200208060083

Tax Parcel Number(s): P119398 / 4797-000-019-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: November ¹⁹~~17~~, 2025William R Poppe
William R PoppeJessica C Poppe
Jessica C PoppeState of Wyoming
County of LaramieThis record was acknowledged before me on 11/19/25 by William R Poppe
and Jessica C Poppe.Tetyana Steichen
(Signature of notary public)
Notary Public in and for the State of Wyoming
My appointment expires: 04/05/28

TETYANA STEICHEN
Notary Public - State of Wyoming
Commission ID 151665
My Commission Expires Apr 5, 2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P119398 / 4797-000-019-0000

LOT 19, "ELK HAVEN ESTATES", AS RECORDED AUGUST 6, 2002 UNDER AUDITOR'S FILE NO. 200208060083, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN 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.: 107496

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

2. Reservations and recitals contained in the Deed as set forth below:

Dated: July 17, 1945
Recording Date: August 23, 1945
Recording No.: 382733

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

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as contained in Declaration, filed in United States District Court Cause No. 347-73C2,

In favor of: United States of America
Providing: Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; the right to fell, limb and top all trees, brush and snags within 29 feet of any conductor; to improve, use and maintain an existing roadway, 20 feet in width

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: August 12, 1999
Recording No.: 199908120015

5. 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 ELK HAVEN ESTATES:

Recording No: 200208060083

EXHIBIT "B"

Exceptions
(continued)

6. Covenants, conditions, restrictions, assessments 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: August 6, 2002
 Recording No.: 200208060084

 Modification(s) of said covenants, conditions and restrictions

 Recording No.: 200602220047
 Recording No.: 200907090089
7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

 Imposed by: Elk Haven Homeowners Association
 Recording Date: August 6, 2002
 Recording No.: 200208060084
8. Protected Critical Area Agreement and the terms and conditions thereof:

 Recording Date: August 6, 2002
 Recording No.: 200208060085
9. Plat Lot of Record Certification, including the terms, covenants and provisions thereof

 Recording Date: June 21, 2005
 Recording No.: 200506210025
10. Quit Claim Deed Easements, including the terms, covenants and provisions thereof

 Recording Date: August 31, 2006
 Recording No.: 200608310120
11. 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.
12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "B"Exceptions
(continued)

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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. 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**

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ALL RIGHTS RESERVED

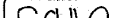

The following is part of the Purchase and Sale Agreement dated November 6, 2025
between Grant Harding Brianne Hildebrandt ("Buyer")
and William R Poppe Jessica C Poppe ("Seller")
concerning 7654 Reaic Drive Sedro Woolley WA 98284 (the "Property")
Address City State Zip

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.

Author SIGN 	11/06/25
Buyer SIGN 	11/06/25

Wm R Poppe 8/27/25

Seller Date

Authentication

Jessica C Poppe 10/07/25

Seller Date