

When recorded return to:
Brie Franulovic
Brie Fra Properties LLC
2515 Commercial Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261269

Apr 28 2026

Amount Paid \$2005.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620061785

CHICAGO TITLE
620061785

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey J Ravenberg, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Brie Fra Properties LLC, a Washington limited liability company

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

Lot 4 and the North 2.5 feet of Lot 5, Block 4, Hensler's First Addition to the City of Anacortes,
Skagit Co., Wash., as per Plat recorded in Volume 3 of Plats, page 46, records of Skagit County,
Washington;

EXCEPT the North 16.5 feet of said Lot 4.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P57326 / 3794-004-005-0001

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

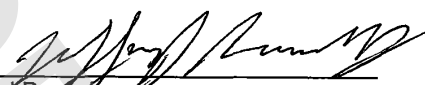
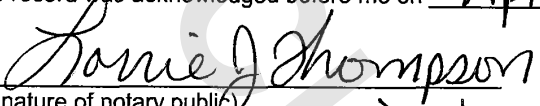
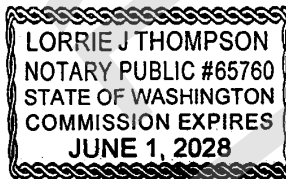
Dated: 4/24/26
Jeffrey J RavenbergState of WashingtonCounty of SKagitThis record was acknowledged before me on April 24, 2026 by Jeffrey J Ravenberg.
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

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 Hensler's First Addition to the City of Anacortes, Skagit Co. Wash.:

Recording No: 52646

2. 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.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by the City of Anacortes.