

When recorded return to:
Pioneer Title Company of Washington
PO Box 309, 403 Logan Street
Davenport, WA 99122

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261609
May 28 2026
Amount Paid \$17750.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

60036790-356
LT

THE GRANTOR(S) **Michael E Crowell**, ^{* unmarried} as his separate property for and in consideration of Ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to **Debra A Conijn**, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 24, All Lot 25, Blk 6, Similk Beach

0009
Tax Parcel Number(s): 4001-006-025-009/P69272

Dated: 5-8-2026
Michael E Crowell
Michael E Crowell

STATE OF Washington

COUNTY OF Lincoln

I certify that I know or have satisfactory evidence that Michael E Crowell is/are the persons who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledge it of their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 8, 2026
Yvonne D Beppe
Notary Public in and for the State of Washington
Residing at Lincoln
My appointment expires: 4-10-2027

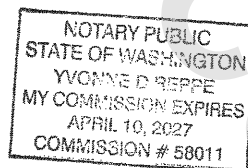


EXHIBIT A

The East 1/2 of Lot 24, and all of Lot 25, Block 6, "SIMILK BEACH, SKAGIT CO., WASH.," as per plat recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Any unpaid assessments or charges, and liability for further assessments or charges by City of Anacortes.

SUBJECT TO: Any unpaid assessments or charges, and liability for further assessments or charges by Skagit County PUD - Fidalgo.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Similk Beach, Skagit Co. Wash.

Recorded: July 25, 1927

Auditor's File No.: Volume 4 of Plats, page 51

SUBJECT TO: RESERVATIONS CONTAINED IN DEED:

Executed By: Similk Beach Development Co., a corporation

Recorded: September 14, 1931; May 18, 1932; February 14, 1933 and September 19, 1933

Auditor's Nos: 245976, 250713, 254746, and 257945

As Follows: Reference is made to said instruments for full particulars

SUBJECT TO: Easements or rights of way for water and sewer pipe lines and telephone and electric transmission lines over and across strips of land 4 feet wide along the back or rear lines of said lots and along the side lines thereof as reserved in deed from Similk Beach Development Company, dated October 6, 1927 and February 8, 1929, filed October 13, 1927 and April 3, 1929, under Auditor's File Nos. 207804 and 221691, and recorded in Volumes 144 and 150 of Deeds, pages 453 and 498, respectively.

SUBJECT TO: Restrictive covenants contained in the above mentioned deeds from Similk Beach Development Company, substantially as follows: No building, other than a dwelling house and appurtenances, shall be placed on said land, and no building, other than a garage costing less than \$500.00 shall be built or constructed on said property; no building shall be built, constructed or moved on said property less than 20 feet from the front line thereof, and all buildings shall be painted, stained or stuccoed within 90 days from the time they are moved or erected, except such buildings as are built with logs, stone or other natural and unfinished material, which buildings may be left in their natural state.

Said property shall be used only for residence purposes and shall not be used at any time by any person to carry on any mercantile or other business for gain or profit, except that the owner may build and maintain cottages or houses for rent.

No open toilets shall be permitted, and only septic tanks, chemical closets or sewerage system disposal or residential sewerage shall be permitted on said property.

There shall be no camping or tenting by third parties on said property without the written consent of the owner.

All chimneys and flues built and constructed on said property shall be built of either brick or stone.

Upon the failure of the grantee, his heirs or assigns, to comply with the conditions and covenants herein contained the grantor at its option may, upon reasonable notice to the owner cancel this conveyance and said property and its appurtenances shall immediately revert to the grantor.

SUBJECT TO: 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.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEEDS:

Recorded: August 29, 1929 and June 1, 1930

Auditor's File Nos.: 226290 and 235104

SUBJECT TO: TERMS AND CONDITIONS CONTAINED IN VARIANCE:

Variance No.: 61

Recorded: February 22, 1982

Auditor's No.: 8202220014

Regarding: To allow construction of carport and workshop

SUBJECT TO: PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Krystal L. Kirkpatrick

Recorded: August 14, 2001

Auditor's File No.: 200108140006

SUBJECT TO: Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof as recorded September 2, 2025 under Auditor's File No. 202509020015 .