

When recorded return to:

Desiree Crisp
Crisp Family Investment, LLC, a Washington
limited liability company
6300 Rio Bonito Dr.
Carmichael, CA 95608

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261830

Jun 15 2026

Amount Paid \$9134.80
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
620062348

Escrow No.: 620062348

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sophie Shimazu-Weibel, by and through Edwin Shimazu, court-appointed conservator

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

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

THE WEST HALF OF LOT 8, AND ALL OF LOTS 9 AND 10, BLOCK 205, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, INCLUSIVE, 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): P56236 / 3772-205-010-0011

Subject to:

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

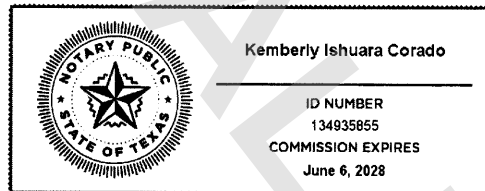
STATUTORY WARRANTY DEED
(continued)Dated: 06/11/2026

Sophie Shimazu-Weibel, by and through Edwin Shimazu, court-appointed conservator

BY: Edwin Shimazu
Edwin ShimazuState of TexasCounty of Denton

This record was acknowledged before me on 06/11/2026 by Edwin Shimazu as
court-appointed conservator of Sophie Shimazu-Weibel, ~~by and through Edwin Shimazu,~~
~~court appointed conservator.~~

[Signature]
(Signature of notary public)
Notary Public in and for the State of Texas
My appointment expires: 06/06/2028



Electronically signed and notarized online using the Proof platform.

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 Map of the City of Anacortes:

Recording No: Volume 2, Page 4
2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2026
Tax Account No.: P56236 / 3772-205-010-0011
Levy Code: 0900
Assessed Value-Land: \$280,500.00
Assessed Value-Improvements: \$244,400.00

General and Special Taxes:
Billed: \$4,112.57
Paid: \$2,056.33
Unpaid: \$2,056.24
3. Assessments, if any, levied by Anacortes.
4. City, county or local improvement district assessments, if any.
5. 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.

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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 Northwest Multiple Listing Service
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 18, 2026
 between Crisp Family Investments, LLC ("Buyer")
Buyer
 and Sophie Shimazu-Weibel ("Seller")
Seller
 concerning 2219 13th Anacortes WA 98221 (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.

Authentication
Desiree Crisp 05/18/2026
 Buyer Date

Authentication
Edwin Shimazu 05/18/26
 Seller Date

 Buyer Date

 Seller Date