

When recorded return to:

Jonah Kendall
15029 N Thompson Peak Parkway Ste B111 #518
Scottsdale, AZ 85260

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262004

Jun 26 2026

Amount Paid \$14902.00
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

Escrow No.: 620061823

CHICAGO TITLE
620061823

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randal R Boeholt and Mary Beth Kazinka, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jonah Kendall, a married 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.)

Ptn. Lots 6, 7 and 8, Anaco Beach, tgw tidelands

Tax Parcel Number(s): P61817 / 3858-000-007-0000, P61815 / 3858-000-006-0001, P32387 /
350127-0-034-0007, P61820 / 3858-000-008-0009

Subject to:

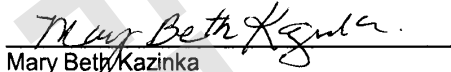
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: June 23, 2026

Randal R Boeholt



Mary Beth Kazinka

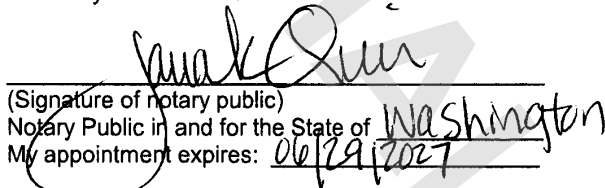
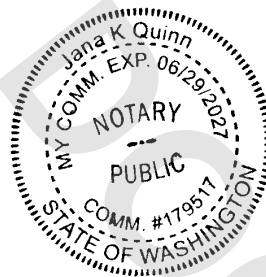
State of WashingtonCounty of SkagitThis record was acknowledged before me on June 23, 2026 by Randal R Boeholt and Mary Beth Kazinka.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P61817 / 3858-000-007-0000, P61815 / 3858-000-006-0001, P32387 / 350127-0-034-0007 and P61820 / 3858-000-008-0009

PARCEL "A":

That portion of Lot 7, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

Beginning at the Northwestern line of said Lot 7 at a point that is 85.5 feet Southwesterly from the Northwest corner of said lot, the same being the Southwesterly point of Tract sold to Elmer E. Dennis et ux under Real Estate Contract dated February 15, 1965 and recorded March 1, 1965, in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 662697;
thence Southwesterly along the Northwestern line of Lot 7, 100 feet;
thence at right angles to the Northwestern line of Lot 7, Southeasterly to the Southeasterly line of said lot;
thence Northeasterly along the Southeasterly line of Lot 7, 100 feet to the Southeast corner of the aforementioned Dennis Tract;
thence Northwesterly at right angles along the Southwesterly line of the Dennis Tract to the point of beginning.

TOGETHER WITH that portion of the Southeasterly 20 feet of Lot 6 of said plat adjoining the above described tract and lying between the extended Southwesterly and Northeasterly lines thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 1/8th interest in the following described premises:

The Northwestern 20 feet of Lot 8, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

ALSO that portion of the following described tidelands which adjoin Lot 7 and the Northwestern 20 feet of Lot 8 of said ANACO BEACH:

That portion of Tracts 2 and 3, Plate 3, ANACORTES TIDELANDS, lying in front of Government Lot 3, Section 27, Township 35 North, Range 1 East, W.M., as shown on the official map on file in the office of the Commissioner of Public Lands in Olympia, Washington, described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly point of Lot 6 of ANACO BEACH;

EXHIBIT "A"
Legal Description
(continued)

thence run Southwesterly to a point on the Southwesterly side of said Tract 2, also the inner harbor line, which is North 29°23'45" West 140.56 feet from the intersection of said inner harbor line with the East line of said Tract 2;
thence South 29°23'45" East along said inner harbor line 95.08 feet;
thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is North 52°33' West 40.02 feet from the most Southerly corner of said Lot 8 of said ANACO BEACH;
thence North 52°33' West 140.07 feet to said point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. 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.
2. 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 Plat of Anaco Beach:

Recording No: 233177
3. 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 No.: 252024
Recording No.: 267060
4. Reservations contained in deed from the State of Washington, including the terms, covenants and provisions thereof

Recording No.: 456831
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 Survey:

Recording No: 201510290038
6. Private Road Maintenance Agreement, including the terms, covenants and provisions thereof

Recording No.: 201711200128

EXHIBIT "B"Exceptions
(continued)

7. Any lien or liens arising from the remaining fractional interest in Parcel B, whether arising through the payment of taxes or otherwise.
8. Assessments, if any, levied by City of Anacortes.
9. City, county or local improvement district assessments, if any.