

When recorded return to:
Veronica Pratt
Twincrest Property LLC
20169 Dry Slough Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262081
Jul 02 2026
Amount Paid \$6165.00
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.: 620061793

**INSURED BY
CHICAGO TITLE**
620061793

STATUTORY WARRANTY DEED

THE GRANTOR(S) KTH Properties LLC, a Washington limited liability company

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

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

UNIT 551, BUILDING 3, CASCADE COMMONS, A CONDOMINIUM, ACCORDING TO THE
DECLARATION THEREOF RECORDED OCTOBER 3, 2006, UNDER AUDITOR'S FILE NO.
200610030110, RECORDS OF SKAGIT COUNTY, WASHINGTON AND SURVEY MAP AND
PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200610030109, 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): P125129 / 4906-003-551-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 29 2026

KTH Properties LLC

BY: 

Keith Hofkamp

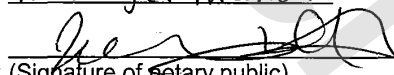
State of WashingtonCounty of SkagitThis record was acknowledged before me on June 29 2026 by Keith Hofkamp as
manager member of KTH Properties LLC.
(Signature of Notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Perpetual easement
 Recording Date: April 15, 1977
 Recording No.: 854634
 Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Burlington, a municipal corporation of the State of Washington
 Purpose: Construction easement
 Recording Date: January 8, 2003
 Recording No.: 200301080009
 Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 5, 2006
 Recording No.: 200604050002
 Affects: Portion of said premises
4. 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 Cascade Commons, a Condominium:

Recording No: 200610030109

Modification(s) of said Condo Map:

Recording Date: October 17, 2008
 Recording No.: 200810170074

Modification(s) of said Condo Map:

Recording Date: September 23, 2014

EXHIBIT "A"Exceptions
(continued)

Recording No.: 201409230041

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Entitled: Declaration of Condominium
Recording Date: October 3, 2006
Recording No.: 200610030110

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 17, 2008
Recording No.: 200810170075

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 20, 2009
Recording No.: 200901200024

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 23, 2014
Recording No.: 201409230040

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 4, 2016
Recording No.: 201602040039

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 4, 2016
Recording No.: 201602040040

6. Lien of assessments levied pursuant to the Declaration for Cascade Commons Condominium to the extent provided for by Washington law.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"Exceptions
(continued)

Granted to: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
 Purpose: Utilities
 Recording Date: January 19, 2007
 Recording No.: 200701190058
 Affects: Portion of said premises

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

Granted to: Comcast of Washington IV, Inc., its successors and assigns
 Purpose: Broadband communication services
 Recording Date: February 14, 2007
 Recording No.: 200702140054
 Affects: Portion of aid premises

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

Granted to: Gilkey 425, LLC, a Washington limited liability company
 Purpose: Ingress, egress and utilities
 Recording Date: September 30, 2014
 Recording No.: 201409300056
 Affects: Portion of said premises

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

Granted to: Gilkey 425, LLC, a Washington limited liability company
 Purpose: Existing utilities
 Recording Date: September 30, 2014
 Recording No.: 201409300057
 Affects: Portion of said premises

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

Granted to: Cascade Commons Condominium Owners Association, a Washington non-profit corporation
 Purpose: Ingress, egress and utilities
 Recording Date: September 30, 2014
 Recording No.: 201409300058
 Affects: Portion of said premises

12. Assessments, if any, levied by the City of Burlington.

EXHIBIT "A"

Exceptions
(continued)

13. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 14, 2026
between Twincrest Property LLC ("Buyer")
and KTH Properties LLC ("Seller")
concerning 551 Neff Circle 551 Burlington WA 98233 (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.

05/15/2026
Twincrest Property LLC by Veronica Pratt managing member
Buyer Date
05/15/26
Twin Crest Property LLC by Olivia Pratt managing member
Buyer Date
05/15/26
KTH Properties LLC by Keth Heston
Seller Date
KTH PROPERTIES BY KETH HESTON
MANAGING MEMBER
5/15/2026