

When recorded return to:

Trystan Lee Lowry
12951 Satterlee Rd
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263062

Sep 17 2026

Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

CHICAGO TITLE
620062653

Title No.: 620062653

Escrow No.: 245481484

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan Larson and Kelli Larson, also appearing of record as Ryan Mark Larson and Kelli Janenne Larson, husband

and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Trystan Lee Lowry, an unmarried 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.)

LTS 7, 8, 9 & 10, BLK 30, THE RAILROAD ADD. TO ANACORTES

Tax Parcel Number(s): P60852, 3845-030-010-0008

Subject to:

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

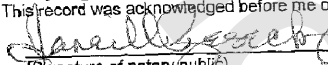
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

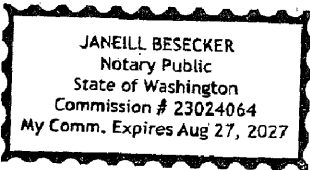
"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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."

STATUTORY WARRANTY DEED
(continued)Dated: 8/27/2026

Ryan Larson

Kelli LarsonState of WASHINGTON
County of SNOHOMISHThis record was acknowledged before me on August 27, 2026 by Ryan Larson and Kelli Larson.

(Signature of notary public)Notary Public in and for the State of WASHINGTONMy commission expires: 08.27.2027

JANEILL BESECKER
Notary Public
State of Washington
Commission # 23024064
My Comm. Expires Aug 27, 2027

EXHIBIT "A"

Legal Description

LOTS 7, 8, 9 AND 10, BLOCK 30, THE RAILROAD ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH ALL THAT PORTION OF THE WEST HALF OF VACATED 6TH AVENUE LYING BETWEEN THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 10 AS WOULD ATTACH BY OPERATION OF LAW;

EXCEPT ALL THAT PORTION OF COUNTY ROAD, IF ANY, ALONG THE WEST LINE THEREOF;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS UPON THE SOUTH 10 FEET OF LOT 6, BLOCK 30, THE RAILROAD ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION, IF ANY, LYING EASTERLY OF A LINE 130 FEET EAST OF THE CENTER LINE OF COUNTY ROAD;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Public or private easements, if any, lying within vacated portions
2. Terms, covenants, and provisions of the easement set forth in Parcel B, of Exhibit "A", and the effect of any failure to comply with such terms, covenants, and provisions.
3. Encroachment of garage, over and upon the approximate 5 feet of adjacent property as disclosed by our inspection on April 12, 1993.
4. Encroachment of lean-to, over and upon the approximate Westerly 12 feet of adjacent property as disclosed by our inspection on April 12, 1993.
5. Encroachment of fence, over and upon the approximate Westerly 17 feet of adjacent property as disclosed by our inspection on April 12, 1993.
6. 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 Railroad Addition to Anacortes:

Recording No: Volume 2, Page 36

7. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: May 21, 2010

Recording No.: 201005210021

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.