

When recorded return to:

Guemes View LLC
4320 SW Semler Way
Portland, OR 97221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263421

Oct 15 2026

Amount Paid \$18417.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60044620-352

THE GRANTOR(S)

Carl V. Ullman and Rebecca Ann Ullman, Trustees of The Ullman Family Trust dated August 16, 2024

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Guemes View LLC, an Oregon Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting
title, which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 21, Potlatch Beach

Tax Parcel Number(s): 3967-000-021-0000/P68049

Dated: 10/13/26

The Ullman Family Trust dated August 16, 2024
By: Carl V. Ullman
Carl V. Ullman, Trustee

By: Rebecca Ann Ullman
Rebecca Ann Ullman, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 13 day of October, 2026, by Carl V. Ullman and Rebecca Ann Ullman, Trustees of The Ullman Family Trust dated August 16, 2024.

Shanna A Reyna
Signature

Notary public
Title

My commission expires: 11/19/2028

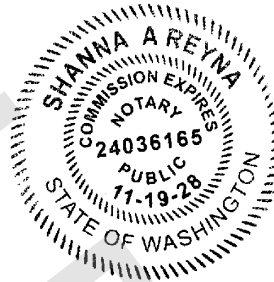


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5162 West Shore Road, Anacortes, WA 98221
Tax Parcel Number(s): 3967-000-021-0000/P68049

Property Description:

That portion of Lot 21, "PLAT OF POTLATCH BEACH", as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying above the line of extreme high tide.

TOGETHER WITH a 1/75th undivided interest in: Lots 19 to 56 inclusive, "PLAT OF POTLATCH BEACH", as per plat aforesaid, lying below the line of extreme high tide and tidelands of the second class situate in front of, adjacent to and abutting upon said lots 19 to 56 inclusive.

Situate in the County of Skagit, State of Washington.