

When recorded return to:
David A. Malmquist, Trustee of the Malmquist
Family Revocable Living Trust,
624 S 291st Street
Federal Way, WA 98003

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110
Bellevue, WA 98005

Escrow No.: 0216384-OC

CHICAGO TITLE
620048644

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lianne J. Pearson, Personal Representative of the Estate of A. Duane Pearson, deceased and Lianne J. Pearson, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David A. Malmquist, Trustee of the Malmquist Family Revocable Living Trust,

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

LOTS 14 AND 15, DRIFTWOOD TRACTS OF GUEMES ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON;
EXCEPT THE SOUTHERLY 10 FEET OF LOT 15,
TOGETHER WITH, TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, UNDER AUDITORS FILE NO. 106584, SITUATE LYING WITHIN SAID LOTS;
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P65127 / 3905-000-015-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4495

Sep 30 2021

Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 29, 2021

Estate of A Duane Pearson

BY: Lianne J. Pearson
Lianne J Pearson

Lianne J. Pearson
Lianne J. Pearson

State of WASHINGTON

County of ~~SKAGIT~~ King ^{en}

I certify that I know or have satisfactory evidence that Lianne J Pearson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Estate of A Duane Pearson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Sept 29, 2021

Christopher Maeng
Name: Christopher Maeng
Notary Public in and for the State of WA
Residing at: Lynnwood
My appointment expires: 6-14-24

Notary Public
State of Washington
Christopher Maeng
Commission No. 20106112
Commission Expires 06-14-2024

State of WASHINGTON

County of ~~SKAGIT~~ King ^{en}

I certify that I know or have satisfactory evidence that Lianne J Pearson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Sept 29, 2021

Christopher Maeng
Name: Christopher Maeng
Notary Public in and for the State of WA
Residing at: Lynnwood
My appointment expires: 6-14-24

Notary Public
State of Washington
Christopher Maeng
Commission No. 20106112
Commission Expires 06-14-2024

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Plat of Driftwood Tracts of Guemes Island
 Purpose: Drainage ditch
 Recording Date: March 29, 1951
 Recording No.: 458628
 Affects: Portion of said premises
 2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
 Recording Date: March 13, 1958
 Recording No.: 562823
 NOTE: This exception does not include present ownership of the above mineral rights.
 3. Covenants, conditions, restrictions and easements 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.: 106584
 4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Driftwood Tracts of Guemes Island:
 Recording No: 410706
 5. Native Growth Protection Area and the terms and conditions thereof:
 Recording Date: January 14, 1998
 Recording No.: 9801140030
 6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 9802090098
 7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: A. Duane and Lianne J. Pearson, Malmquist Family Revocable Living Trust, David A. Malmquist, Trustee
 Purpose: Underground utilities
 Recording Date: April 6, 2017
 Recording No.: 201704060088
 Affects: Portion of said premises
 8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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,

EXHIBIT "A"
Exceptions
(continued)

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: 201907190131
9. Question of location of lateral boundaries of said second class tidelands or shorelands.
10. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Bellingham Channel.
11. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Bellingham Channel.
12. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
13. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.