

When recorded return to:
KATS Holdings, LLC
17007 NE 21st St.
Bellevue, WA 98008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250896

Mar 31 2025

Amount Paid \$10147.62
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: NXPS-0557831

THE GRANTOR(S)

Terisa M Countryman, a married person as her sole and separate property and Edward Allen Countryman and Neva Jean Leamon, sole heirs of the Estate of S. Marie Freeman, deceased

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

KATS Holdings, LLC, a Washington limited liability company

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

See Exhibit A attached hereto and by this reference incorporated in and made a part hereof.

Abbreviated Legal: Lot ptn GL 4, 3-34-4 & Lot ptn GL 1, 4-34-4, Skagit, WA

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

P23445, P23449, P23481, P23451, P23447, P23479, P23482, P23442,

Tax Parcel Number(s): P23448, P23480, P23446

Dated: 29 day of MARCH, 2025

Terisa M. Countryman
Terisa M Countryman

Edward A Countryman
Edward Allen Countryman, to remove his homestead rights, if any

The Estate of S. Marie Freeman

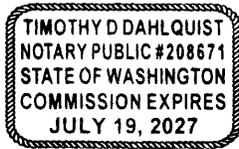
Edward A Countryman
By: Edward Allen Countryman, heir

Neva J. Leamon
By: Neva Jean Leamon, heir

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

This record was acknowledged before me on March 29, 2025 by Terisa M Countryman and Edward Allen Countryman.

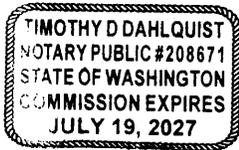
Stamp



Timothy D Dahlquist
Notary Public
My commission expires: 7/19/27

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

This record was acknowledged before me on March 29, 2025 by Edward Allen Countryman as Heir of the Estate of S. Marie Freeman, deceased.

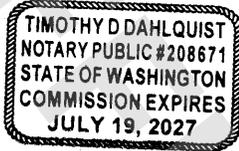


Timothy D Dahlquist
Notary Public
My Commission Expires: 7/19/27

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

This record was acknowledged before me on March 29, 2025, 2025 by Neva Jean Leamon as Heir of the Estate of S. Marie Freeman, deceased.



Timothy D Dahlquist
Notary Public
My Commission Expires: 7/19/27

Subject to - Deed Exception(s):

Reservations, provisions and/or exceptions contained in instrument executed by Emma S. Lindsey, recorded November 5, 1902 as Auditor's File No. Volume 29 of Deeds, page 245.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

Agreement, affecting subject property, regarding maintaining a fence and the terms and provisions thereof between Austin Lytle, et al and Samuel Adema, et al, recorded on July 28, 1943 as Auditor's File No. 364258 .

Affects: Parcel "A"

Easement, affecting a portion of subject property for the purpose of ingress and egress to maintain and/or remove that certain water well and related water well equipment and to remove water from the well including terms and provisions thereof granted to Margaret Marie Moore recorded on February 1, 1980 as Auditor's File No. 8002010056.

Affects: Parcel "C"

Terms and conditions of Conditional Use Written Order #123, recorded on March 1, 1982 as Auditor's File No. 8203010026.

Affects: Parcel "D"

Statutory warranty deed, and the terms and conditions thereof granted by Charles E. Moore granted to John D. Norris and Donna L. Klein, Co-Trustees of Norris 1976 Trust dated December 23, 1976, recorded on September 11, 1984 as Auditor's File No. 8409110027 .

Affects: Parcel "B"

Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek, or its banks, or which may result from such change in the future.

River/Creek: Nookachamps Creek

EXHIBIT "A"
Legal Description

Legal Address: 21009 & 21097 Francis Road, Mount Vernon, WA 98273

File Number: 25-22759-TO

LEGAL DESCRIPTION:

PARCEL "A":

The North 1/2 of that portion of Government Lot 1 in Section 4, Township 34 North, Range 4 East of the W.M., lying Easterly of Nookachamps Creek, EXCEPT roads; EXCEPT the South 80 feet thereof and EXCEPT that portion of said property, if any, lying South of a line which is distant 550 feet South of and parallel to the North line of said Government Lot 1;

ALSO the North 1/2 of Government Lot 4 in Section 3, Township 34 North, Range 4, East of the W.M., EXCEPT roads; EXCEPT the South 80 feet thereof and EXCEPT that portion of said property, if any, lying South of a line which is distant 550 feet South of and parallel to the North line of said Government Lot 4,

ALSO that portion of Government Lot 4 in Section 3, Township 34 North, Range 4, East, W.M., described as follows:

Beginning at the Northeast corner of said Government Lot 4;
thence South along the East line of said Government Lot 550 feet;
thence West parallel with the North line of said Government Lot 750 feet to the true point of beginning;
thence South to the South line of said Government Lot 4;
thence West along said South line 208 feet;
thence North 710 feet, more or less to a line which is parallel with the North line of said Government Lot 4, and which intersects the true point of beginning;
thence East along said parallel line 208 feet to the true point of beginning.

ALSO that portion, if any, of the East 750 feet of Government Lot 4 in Section 3, Township 34 North, Range 4 East of the W.M., lying North of a line which is 80 feet North of and parallel to the South line of the North 1/2 of said Government Lot 4, and South of a line which is distant 550 feet South of and parallel to the North line of said Government Lot 4, EXCEPT road.

PARCEL "B":

The East 181 feet of the following described parcel of land:

That portion of Government Lot 4 of Section 3, Township 34 North, Range 4 East, W.M., and of Government Lot 1 of Section 4, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 4 of said Section 3;
thence South along the East line thereof 550 feet;
thence West parallel with the South line of said Lot 4 a distance of 958 feet to the true point of beginning;
thence West parallel with the South line of said Lot 4 and said Lot 1 to Nookachamps Creek;
thence Southerly along Nookachamps Creek to a point 300 feet South of the South line of the North 550 feet of Government Lot 1 in said Section 4 (as measured at right angles thereto);
thence Easterly parallel with the South line of Government Lot 1 in Section 4 and Government Lot 4 in Section 3 to a point which is 1183 feet West of the East line of Government Lot 4 in Section 3;
thence Southerly along a line 1183 feet West of the East line of said Government Lot 4 to the South line thereof;
thence Easterly along said South line 225 feet to a point which is 958 feet West of the Southeast corner of said Government Lot 4;
thence North to the point of beginning, EXCEPT road.

PARCEL "C":

That portion of Government Lot 4 of Section 3, Township 34 North, Range 4 East, W.M., and of Government Lot 1 of Section 4, Township 34 North, Range 4 East, W.M., described as follows:
Beginning at the Northeast corner of Lot 4 of said Section 3; thence South along the East line thereof 550 feet;
thence West parallel with the South line of said Lot 4 and of said Lot 1 to Nookachamps Creek;
thence Southerly along Nookachamps Creek to a point 300 feet South of the South line of the North 550 feet of Government Lot 1 in said Section 4 (as measured at right angles thereto) and the true point of beginning of this description;
thence Easterly parallel with the South line of Government Lot 1 in Section 4 and Government Lot 4 in Section 3 to a point which is 1183 feet West of the East line of Government Lot 4 in Section 3;
thence Southerly along a line 1183 feet West of the East line of said Government Lot 4 a distance of 85 feet;
thence West parallel with the South line of said Lot 4 and said Lot 1 to Nookachamps Creek;
thence Northerly along said Nookachamps Creek to the true point of beginning.

PARCEL "D":

That portion of Government Lot 4 of Section 3, Township 34 North, Range 4 East, W.M., and of Government Lot 1 of Section 4, Township 34 North, Range 4 East, W.M., described as follows:
Beginning at the Northeast corner of Lot 4 of said Section 3;
thence South along the East line thereof 550 feet; thence West parallel with the South line of said Lot 4 a distance of 958 feet to the true point of beginning;
thence West parallel with the South line of said Lot 4 and said Lot 1 to Nookachamps Creek;
thence Southerly along Nookachamps Creek to a point 300 feet South of the South line of the

North 550 feet of Government Lot 1 in said Section 4 (as measured at right angles thereto);
thence Easterly parallel with the South line of Government Lot 1 in Section 4 and Government
Lot 4 in Section 3 to a point which is 1183 feet West of the East line of Government Lot 4 in
Section 3;
thence Southerly along a line 1183 feet West of the East line of said Government Lot 4 to the
South line thereof;
thence Easterly along said South line 225 feet to a point which is 958 feet West of the Southeast
corner of said Government Lot 4; thence North to the point of beginning, EXCEPT road and
EXCEPT the East 181 feet thereof.

PARCEL "E":

The Easterly 30 feet of the following described tract:
That portion of Lot 4, Section 3, Township 34 North, Range 4 East, W.M., and of Lot 1, Section
4, Township 34 North, Range 4 East, W.M., described as follows:
Beginning at the Northeast corner of Lot 4, Section 3, Township 34 North, Range 4 East, W.M.;
thence South along the East line thereof, 550 feet;
thence West parallel with the South line of said Lot 4, a distance of 958 feet to the true place of
beginning of this tract;
thence West parallel with the South line of said Lot 4 to the West line thereof;
thence continuing West parallel with the South line of Lot 1, Section 4, Township 34 North,
Range 4 East, W.M., to Nookachamps Creek;
thence Southerly along Nookachamps Creek to the South line of Lot 1; Section 4, Township 34
North, Range 4 East, W.M.;
thence East along the South line of said Lot 1, Section 4, Township 34 North, Range 4 East,
W.M., and the South line of Lot 4, Section 3, Township 34 North, Range 4 East, W.M., to a
point which is 958 feet West of the Southeast corner of said Lot 4, Section 3, Township 34,
Range 4 East, W.M.,
thence North to the place of beginning, EXCEPT County roads.

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated May 8,
1978, recorded May 9, 1978 under Auditor's File No. 879093, records of Skagit County,
Washington.

ALSO EXCEPT the following described parcel:

Beginning at the Northeast corner of Lot 4 of said Section 3;
thence South along the East line thereof 550 feet; thence West parallel with the South line of said
Lot 4 a distance of 958 feet to the true point of beginning;
thence West parallel with the South line of said Lot 4 and of said Lot 1 to Nookachamps Creek;
thence Southerly along Nookachamps Creek to a point 300 feet South of the South line of the
North 550 feet of Government Lot 1 in said Section 4 (as measured at right angles thereto);
thence Easterly parallel with the South line of Government Lot 1 in Section 4 and Government
Lot 4 in Section 3 to a point which is 1183 feet West of the East line of Government Lot 4 in
Section 3;
thence Southerly along a line 1183 feet West of the East line of said Government Lot 4 to the

South line thereof;
thence Easterly along said South line 225 feet to a point which is 958 feet West of the Southeast corner of said Government Lot 4;
thence North to the point of beginning.

ALSO EXCEPT the following described parcel:
Beginning at the Northeast corner of Lot 4 of said Section 3;
thence South along the East line thereof 550 feet;
thence West parallel with the South line of said Lot 4 and of said Lot 1 to Nookachamps Creek;
thence Southerly along Nookachamps Creek to a point 300 feet South of the South line of the North 550 feet of Government Lot 1 in said Section 4 (as measured at right angles thereto) and the true point of beginning of this description;
thence Easterly parallel with the South line of Government Lot 1 in Section 4 and Government Lot 4 in Section 3 to a point which is 1183 feet West of the East line of Government Lot 4 in Section 3; thence Southerly along a line 1183 feet West of the East line of said Government Lot 4 a distance of 85 feet;
thence West parallel with the South line of said Lot 4 and said Lot 1 to Nookachamps Creek;
thence Northerly along said Nookachamps Creek to the true point of beginning.

Parcel "F":

That portion of Lot 4, Section 3, Township 34 North, Range 4 East, W.M., and of Lot 1, Section 4, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 4, Section 3, Township 34 North, Range 4 East, W.M.;
thence South along the East line thereof, 550 feet;
thence West parallel with the South line of said Lot 4, a distance of 958 feet to the true point of beginning of this tract;
thence West parallel with the South line of said Lot 4 to the West line thereof;
thence continuing West parallel with the South line of Lot 1, Section 4, Township 34 North, Range 4 East, W.M., to Nookachamps Creek;
thence Southerly along Nookachamps Creek to the South line of Lot 1, Section 4, Township 34 North, Range 4 East, W.M.;
thence East along the South line of said Lot 1, Section 4, Township 34 North, Range 4 East, W.M., and the South line of Lot 4, Section 3, Township 34 North, Range 4 East, W.M., to a point which is 958 feet West of the Southeast corner of said Lot 4, Section 3, Township 34 North, Range 4 East, W.M.;
thence North to the point of beginning,

EXCEPT County roads.

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deed dated May 8, 1978, recorded May 9, 1978, under Auditor's File No. 879093, records of Skagit County, Washington.

ALSO EXCEPT the following described parcel:

Beginning at the Northeast corner of Lot 4 of said Section 3;
thence South along the East line thereof 550 feet;
thence West parallel with the South line of said Lot 4 a distance of 958 feet to the true point of beginning;
thence West parallel with the South line of said Lot 4 and of said Lot 1 to Nookachamps Creek;
thence Southerly along Nookachamps Creek to a point 300 feet South of the South line of the North 550 feet of Government Lot 1 in said Section 4 (as measured at right angles thereto);
thence Easterly parallel with the South line of Government Lot 1 in Section 4 and Government Lot 4 in Section 3 to a point which is 1183 feet West of the East line of Government Lot 4 in Section 3;
thence Southerly along a line 1183 feet West of the East line of said Government Lot 4 to the South line thereof;
thence Easterly along said South line 225 feet to a point which is 958 feet West of the Southeast corner of said Government Lot 4;
thence North to the point of beginning,

ALSO EXCEPT the following described parcel:

Beginning at the Northeast corner of Lot 4 of said Section 3;
thence South along the East line thereof 550 feet;
thence West parallel with the South line of said Lot 4 and of said Lot 1 to Nookachamps Creek;
thence Southerly along Nookachamps Creek to a point 300 feet South of the South line of the North 550 feet of Government Lot 1 in said Section 4 (as measured at right angles thereto) and the true point of beginning of this description;
thence Easterly parallel with the South line of Government Lot 1 in Section 4 and Government Lot 4 in Section 3 to a point which is 1183 feet West of the East line of Government Lot 4 in Section 3;
thence Southerly along a line 1183 feet West of the East line of said Government Lot 4 a distance of 85 feet;
thence West parallel with the South line of said Lot 4 and said Lot 1 to Nookachamps Creek;
thence Northerly along said Nookachamps Creek to the true point of beginning.

ALSO EXCEPTING from all of the above, the Easterly 30 feet;

TOGETHER WITH a non-exclusive easement for the purposes of ingress and egress to maintain and/or remove that certain water well and related water well equipment and to remove water from the well located upon the property described as follows:

That portion of Government Lot 4, of Section 3, Township 34 North, Range 4 East, W.M., and of Government Lot 1 of Section 4, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 4 of said Section 3;

thence South along the East line thereof 550 feet;
thence West parallel with the South line of said Lot 4 and of said Lot 1 to Nookachamps Creek;
thence Southerly along Nookachamps Creek to a point 300 feet South of the South line of the North 550 feet of Government Lot 1 in said Section 4 (as measured at right angles thereto) and the true point of beginning of this description;
thence Easterly parallel with the South line of Government Lot 1 in Section 4 and Government Lot 4 in Section 3 to a point which is 1183 feet West of the East line of Government Lot 4 in Section 3;
thence Southerly along a line 1183 feet West of the East line of said Government Lot 4 a distance of 85 feet;
thence West parallel with the South line of said Lot 4 and said Lot 1 to Nookachamps Creek;
thence Northerly along said Nookachamps Creek to the true point of beginning.

NOTICE: This Exhibit A is furnished by Guardian Northwest Title & Escrow Company, and its underwriters, as a courtesy only. This Exhibit A is not part of any commitment for title insurance or policy of title insurance. This Exhibit A is furnished solely to assist in locating the premises. It does not purport to be a survey of the premises or to show all roads and/or easements affecting the subject premises. No reliance should be placed upon this Exhibit A for legality of the premises without the title commitment to follow. No liability is assumed by Guardian Northwest Title & Escrow Company as to the correctness depicted herein