

When recorded return to:

Quinn Damerell and Marilyn Damerell
13709 116th PL NE
Kirkland, WA 98034

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252325

Jul 22 2025

Amount Paid \$23980.00
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
Recorded: 245472127

Escrow No.: 245472127

Title no. 620059186

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brent R. Gregson and Naomi T. Gregson, also appearing of record as Brent Gregson and Naomi Gregson, 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 Quinn Damerell and Marilyn Damerell, a married couple and Adam Bowman and Melissa Bowman, a married couple

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.)

PTN TRACT 38, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON

Tax Parcel Number(s): P62019, 3862-000-038-0007

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."

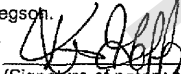
STATUTORY WARRANTY DEED
(continued)Dated: July 10, 2025
Brent R. Gregson
Naomi T. GregsonState of WA
County of IslandThis record was acknowledged before me on 7/10/2025 by Brent R. Gregson and Naomi T. Gregson.
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 07-28-2027

EXHIBIT "A"
Legal Description

THAT PORTION OF TRACT 38, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF H.C. PETERS ROAD EXTENSION NO. 263, AS DEEDED TO SKAGIT COUNTY BY DEED RECORDED JUNE 27, 1947, UNDER AUDITOR'S FILE NO. 406022, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT 40 FOOT ROAD RIGHT OF WAY DEEDED TO SKAGIT COUNTY BY DEED RECORDED IN VOLUME 119 OF DEEDS, PAGE 254, RECORDS OF SKAGIT COUNTY, WASHINGTON,

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 38;
THENCE NORTH 78°11'56" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT 38, 375.68 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 68°39'59" EAST, 30.19 FEET; THENCE NORTH 78°11'56" EAST TO THE SHORELINE OF BIG LAKE;
THENCE SOUTHERLY ALONG SAID SHORELINE, 5.00 FEET, MORE OR LESS, TO SAID SOUTHERLY LINE OF TRACT 38;
THENCE SOUTH 78°11'56" WEST ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING. ALSO TOGETHER WITH THAT PORTION OF TRACT 39, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 39;
THENCE NORTH 78°11'56" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 39, 345.90 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 78°11'56" EAST ALONG SAID NORTHERLY LINE, 29.78 FEET;
THENCE SOUTH 68°39'59" WEST, 30.20 FEET; THENCE NORTH 11°48'04" WEST, 5.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Special Exceptions

1. 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 Big Lake Water Front Tracts:

Recording No: 95061

2. 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 Survey:

Recording No: 200710310025

3. Joint Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: September 30, 2013
Recording No.: 201309300330

4. Resolution and the terms and conditions thereof:

Recording Date: January 27, 2020
Recording No.: 202001270160

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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