

When recorded return to:

Bryce K. Duskin
23154 Lanyard Lane
Mount Vernon, WA 98274

400058-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252886
Sep 04 2025
Amount Paid \$41642.50
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Thomas Howard Minifie and Gina Lee Minifie, Trustees of The Thomas Howard Minifie and Gina Lee Minifie Revocable Living Trust Agreement dated November 23, 2022**

for and in consideration of **Ten Dollars and Other Valuable Consideration, as part of an IRS 1031 Tax Deferred Exchange**

in hand paid, conveys and warrants to **Bryce K. Duskin, a married man as his separate property**

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

For Full Legal See Attached "Exhibit A"

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

Ptn. GL 3, Sec. 36-34-4 EWM

Tax Parcel Number(s): 340436-0-039-0017/P29913

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 400058-LT.

Dated: September 3, 2025

(attached to Statutory Warranty Deed)

The Thomas Howard Minifie and Gina Lee Minifie Revocable Living Trust Agreement dated November 23, 2022

By: *Tom Minifie*
Thomas Howard Minifie, Trustee

By: *Gina Minifie*
Gina Lee Minifie, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 5th day of Sept., 2025, by Thomas Howard Minifie and Gina Lee Minifie, Trustees of The Thomas Howard Minifie and Gina Lee Minifie Revocable Living Trust Agreement dated November 23, 2022.

[Signature]
Signature

Notary Public
Title

My commission expires: 8/15/27

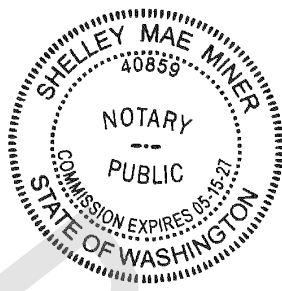


Exhibit A

Parcel A:

That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the East line of the 60-foot County Road, with the North line of said Government Lot 3;
thence South $26^{\circ}05'30''$ West along said road 81.20 feet;
thence South $59^{\circ}11'30''$ East for 166.09 feet to the true point of beginning for this description;
thence South $80^{\circ}16'$ East for 53.64 feet to a point in an existing fence line;
thence South $61^{\circ}19'30''$ East along said fence 234 feet, more or less, to the Westerly shore of Big Lake;
thence Northerly along said shore-line 62 feet, more or less, to a point which is 236 feet Southerly (as measured along said shore-line) from the North line of Government Lot 3;
thence North $61^{\circ}19'30''$ West for 222 feet, more or less, to the Southeast line of a private road;
thence South $26^{\circ}05'30''$ West along said private road for 35.06 feet;
thence South $78^{\circ}10'$ West along said private road for 65.26 feet to the true point of beginning,

Situate in the County of Skagit, State of Washington.

Parcel B:

A non-exclusive easement for ingress and egress over that certain private driveway as more fully described and set forth in Document recorded under Auditor's File No. 9308100093, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.