

When recorded return to:
Helen McFarland
6105 79th Ave SE
Mercer Island, WA 98040

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3562
OCT 30 2025

Amount Paid \$ 39,517.50
Skagit Co. Treasurer
By KO Deputy

STATUTORY WARRANTY DEED

Order No.: 25-2525
Title Order No.: 400479-LT

THE GRANTOR(S)

Jesse Molnick and Heidi Molnick, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

Helen McFarland, a married woman as her sole and separate property

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

Tax Parcel No(s): 360225-0-035-0006/P46994

Dated: 10-29-25

[Signature]
Jesse Molnick

[Signature]
Heidi Molnick

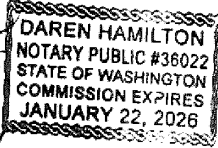
STATE OF WASHINGTON

COUNTY OF Snohomish

On this day personally appeared before me Jesse Molnick and Heidi Molnick, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 29 day of October 2025

[Signature]



Notary Public

Printed Name: Daren Hamilton

My Commission Expires: 01 22 26

EXHIBIT "A"
Legal Description

That portion of Government Lot 2, Section 25, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Commencing at the meander corner between Sections 25 and 26, Township 36 North, Range 2 East of the Willamette Meridian;
thence South 87°33' East 351.2 feet;
thence North 85°59' East 472.03 feet to the point of beginning;
thence North 85°59' East 50 feet;
thence South 01°30' West 236.62 feet;
thence South 84°16' West 50.18 feet;
thence North 01°30' East 238.10 feet to the point of beginning, being Lot 10 of J. T. Squires unrecorded plat of North Samish Beach;

ALSO all land lying North of the above tract between the North line thereof and the meander line of said Lot 2, lying between the East and the West line of said tract produced Northerly to an intersection with said meander line.

TOGETHER WITH second class tide lands lying in front thereof.

Situated in Skagit County, State of Washington.

EXHIBIT "B"**EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantor: J.T. Squires and Theodosia Squires, his wife

Grantee: Roy Bartle

Purpose: A road

Area Affected: The South 30 feet

Dated: April 26, 1929

Recorded: July 19, 1929

Auditor's File No.: 225216 in Volume 149, page 269

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line

Area Affected: Said Land

Dated: August 18, 1930

Recorded: September 9, 1930

Auditor's File No.: 236933 , in Volume 155 of Deeds, page 481

Reservation contained in deed from the State of Washington recorded under Auditor's File No. 240150 , in Volume 156 of Deeds, page 391, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same, and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
(Affects tidelands only)

Right of State of Washington or its successors, subject to payment of compensation therefor, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Samish Island Water Company, a corporation

Purpose: For water main purposes

Area Affected: Exact location not described

Recorded: June 23, 1953

Auditor's File No.: 489782

Any question that may arise as to the location of the lateral boundaries of the tidelands or shorelands described herein.

Any prohibition or limitation on the use, occupancy or improvements of the Land resulting from the rights of the public or riparian owners to use any portion which is now or has formerly been covered by water.

Rights and easements for commerce, navigation and fisheries.

The right of use, control, or regulation by the United States of America in exercise of power over navigation. Matters as disclosed by survey recorded November 13, 2000 under Auditor's File No. 200011130147 , records of Skagit County, Washington.

Title Notification and the terms and conditions thereof as recorded February 7, 2005 under Auditor's File No. 200502070104 .

Assessments, dues or transfer fees, if any, as may be levied by Samish Farms Water Association.