



202511200011

11/20/2025 10:25 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

David M. Regula and Ann M. Olsen
14938 Channel Lane
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3780
NOV 20 2025

Amount Paid \$ 22,645.00
Skagit Co. Treasurer
By *lt* Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24863-TB

THE GRANTOR(S) Craig Wilhelm Sjolin and Jill Renae Sjolin, Trustees of The Gus Living Trust dated March 8, 2018

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to David M. Regula, an unmarried person, and Ann M. Olsen, an unmarried person

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

The Northerly 1/2 of Lot 8, Plat of Skagit Beach No. 1, as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Northerly 1/2 Lot 8, Skagit Beach No. 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): 40080000080006/P69419

Statutory Warranty Deed
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Dated: 11.18.25

The Gus Living Trust dated March 8, 2018

By: Craig Wilhelm Sjolín Trustee

Craig Wilhelm Sjolín, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on this 18 day of November, 2025, by Craig Wilhelm Sjolín,
Trustee of The Gus Living Trust dated March 8, 2018.

Signature

Title

My commission expires:

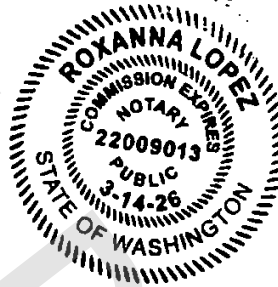
3.14.26

EXHIBIT A

25-24863-TB

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: Drainage District No. 19 of Skagit County Recorded: July 17, 1973 Auditor's No.: 638435 (and other documents of record) Purpose: Ingress and egress Area Affected: Exact location undisclosed on the record

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: July 17, 1973

Auditor's No.: 642421

In Favor of: Skagit Drainage District No. 19

Purpose: Dike maintenance, water storage and drainage

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Skagit Beach No. 1

Recorded: June 19, 1964

Auditor's No.: 652085

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Dated: June 3, 1966 Recorded: June 9, 1966 Auditor's No.: 683921, 683922 and 683923 Executed By: Skagit Properties, Inc. Said covenants are similarly though not identically worded.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE CORRECTED: Declaration Dated: June 3, 1968 Recorded: June 13, 1968 Auditor's No.: 714706 Executed By: Skagit Properties Company

Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Swinomish Channel.

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

Recorded: June 6, 1986

Auditor's No.: 8606060020

Present owner of beneficial interest in said security document by assignment(s)/merger/or name change shown

Statutory Warranty Deed
LPB 10-05

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as ACM ALAMOSA A4 POINT LLC, a Delaware limited liability company, recorded on January 3, 2023 as Auditor's File No. 202301030063.

End of Exhibit A

Order No.: 25-24863-TB

Statutory Warranty Deed
LPB 10-05

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