

When recorded return to:

Jacob N. Klostermeier and Sarah L. Klostermeier
PO 131
Anacortes, WA 98221

215291-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253844

Nov 25 2025

Amount Paid \$9295.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Cletus Bergen and Kathryn Melissa Bergen, husband and wife; and George Ford Smith and Nancy L. Smith, husband and wife

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **Jacob N. Klostermeier and Sarah L. Klostermeier, a married couple**

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 Lot 4, All Lots 5 & 6, Blk 2, Sound View Add No. 2 to Similk Beach

Tax Parcel Number(s): 4005-002-006-0007/P69362

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. 215291-LT.

Dated: November 18, 2025

(attached to Statutory Warranty Deed)


Kathryn Melissa Bergen

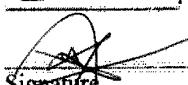
Matthew Cletus Bergen

George Ford Smith

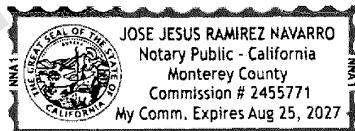
Nancy L. Smith

STATE OF California
COUNTY OF Monterey

This record was acknowledged before me on this 18th day of November, 2025, by
Kathryn Melissa Bergen


Signature

Notary Public
Title



My commission expires: August 25, 2027

(attached to Statutory Warranty Deed)

Kathryn Melissa Bergen

Matthew Cletus Bergen
Matthew Cletus Bergen

George Ford Smith

Nancy L. Smith

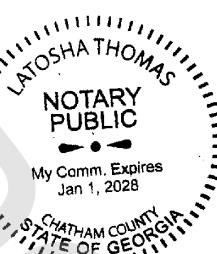
STATE OF Georgia
COUNTY OF Chatham

This record was acknowledged before me on this 18th day of Nov., 2025, by
Matthew Cletus Bergen

J. J. J.
Signature

Notary Public
Title

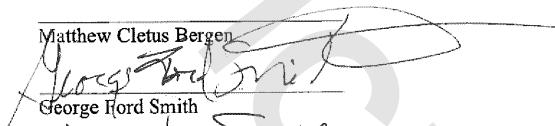
My commission expires: 01/01/2028

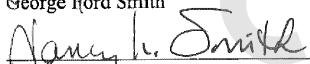


(attached to Statutory Warranty Deed)

Kathryn Melissa Bergen

Matthew Cletus Bergen

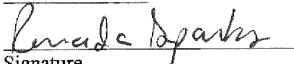

George Ford Smith


Nancy L. Smith

Nancy L. Smith

STATE OF Georgia
COUNTY OF Gwinnett

This record was acknowledged before me on this 19 day of November 2025, by
George Ford Smith, Nancy L. Smith


Renada Sparks

Signature

Notary
Title

My commission expires: March 18, 2027



Exhibit A

Lots 5 and 6, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 4, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington lying Northwesterly of the following described line:

BEGINNING at the Northeast corner of Lot 1, Block 2 said Plat of Sound View Addition No. 2 to Similk Beach; thence North 54°51'30" West along the Northeasterly line of Lots 1, 2, 3 and 4 of said Block 2, for a distance of 98.35 feet to the TRUE POINT OF BEGINNING of said line; thence South 50°06'00" West parallel with the Southeasterly line of said Lot 1, Block 2, for a distance of 105.39 feet, more or less, to the Southwesterly line of said Lot 4, Block 2 and being the terminus of said line.

Situate in the County of Skagit, State of Washington.