

PREPARED BY AND
AFTER RECORDING RETURN TO:

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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253994
Date 12/12/2025

Washington State Recorder's Cover Sheet (RCW 65.01)

Document Title(s): Special Warranty Deed
Reference Number(s) of Related Documents: N/A
Grantor: Terry Lee Porter, a married woman as her separate estate
Grantee: Prairie Place LLC, an Arizona limited liability company
Abbreviated Legal Description(s): PTN NE ¼ SEC 28, TWP 36 N, R 4 E, W.M., AKA TR 3 S/P 99-79 AFN 7910030044, Skagit County, WA Additional legal description on Page 2
Assessor's Property Tax Parcel/Account Number(s): 360428-1-009-0001; P50171

SPECIAL WARRANTY DEED

The grantor, TERRY LEE PORTER, a married woman as her separate estate (“Grantor”), for and in consideration of a transfer to a limited liability company with no change in beneficial ownership and no other consideration, hereby bargains, sells and conveys to PRAIRIE PLACE LLC, an Arizona limited liability company (“Grantee”) the following-described real estate, situated in the County of Skagit, State of Washington:

Tract 3, Skagit County Short Plat No. 99-79, approved September 16, 1979, in Book 3 of Short Plats, page 188, under Auditor's File No. 7910030044; being a portion of the Northeast ¼ of Section 28, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to covenants, conditions, restrictions and easements of record, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

DATED: 10/21/, 2025.

GRANTOR:


TERRY LEE PORTER

(notary acknowledgment on the following page)

