

When recorded return to:

Jon Russell
Jon Russell and Reina Marie Russell, Trustees of
the Russell Living Trust
9418 Marshall Rd
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260068
Jan 09 2026
Amount Paid \$22556.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620060479

Escrow No.: 245475718

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregg A. Von Fempé and Erin M. Von Fempé, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Jon Russell and Reina Marie Russell, Trustees of the Russell
Living Trust, dated May 20, 2011, and any amendments thereto

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN GOVT LT .3, SEC 27-36-2E, W.M

Tax Parcel Number(s): P47243, 360227-0-044-0003

Subject to:

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,
encroachments, dedications, building setback lines, notes, statements, and other matters, if
any, but omitting any covenants or restrictions, if any, including but not limited to those based
upon race, color, religion, sex, sexual orientation, familial status, marital status, disability,
handicap, national origin, ancestry, or source of income, as set forth in applicable state or
federal laws, except to the extent that said covenant or restriction is permitted by applicable
law, as set forth on Survey:

Recording No: 8903100003

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

STATUTORY WARRANTY DEED
(continued)

document:
Granted to: Pacific Telephone and Telegraph
Recording Date: December 9, 1981
Recording No.: 8112090030
Affects: As described

An agreement relative to the building maintenance and use of a road, between Bernard J. Bourns and Elsie A. Bourns, his wife, and Paul E. Russell and Jane Russell, his wife, dated July 10, 1946, filed July 26, 1946 under Recording No. 394366, and recorded in Volume 211 of Deeds, page 443.

Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:
Recording Date: October 7, 2019
Recording No.: 201910070172

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Dated: January 7, 2026



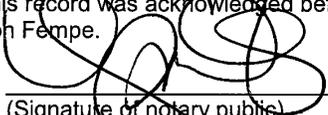
Gregg A. Von Femppe



Erin M. Von Femppe

State of Washington
County of Whatcom

This record was acknowledged before me on 01/07/2026 by Gregg A. Von Femppe and Erin M. Von Femppe.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 08-29-2028

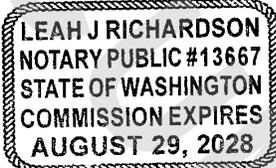


EXHIBIT "A"
Legal Description

That portion of Government Lot 3, Section 27, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:
Beginning at the intersection of the centerline of Alexander Street and the West line of the "PLAT OF THE TOWN OF SAMISH";
Thence West on the centerline of the County road as conveyed by Deed recorded on Volume 188 of Deeds, page 458, for a distance of 264 feet to the true point of beginning of this description;
Thence from said point of beginning run West on the centerline of said County road 150 feet;
Thence South parallel with the West line of the "PLAT OF THE TOWN OF SAMISH", to the Government meander line;
Thence East on said meander line to a point 264 feet West of the West line of the "PLAT OF THE TOWN OF SAMISH";
Thence North to the point of beginning;
EXCEPT that portion thereof lying within the boundaries of existing roads or rights of way therefore;
AND EXCEPT that portion of the East 100 feet of said premises that lies South of a line drawn due West from a point on the East line thereof that is 300 feet North of the North line of Samish Point Road No. 302, as said road is located and established on the ground.
AND ALSO EXCEPT the West 25 feet thereof.
Situate in the County of Skagit, State of Washington.