

When recorded return to:

Bret E. Lewis and Rachael E. Lewis
1311 Olympic Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260083

Jan 09 2026

Amount Paid \$20153.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-25180-TB

THE GRANTOR(S) **Oleg Gonchar and Elena Nikolayevna Gonchar, a married couple**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Bret E. Lewis and Rachael E. Lewis, a married couple**

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

Lot 184, "RE-PLAT OF TRACT Q OF EAGLEMONT PHASE 1B, DIV. 4", according to the plat thereof recorded on December 18, 2007 under Auditor's File No. 200712180118, records of Skagit County, Washington.

Situate in the County of Skagit, Washington.

Abbreviated legal description: Property 1:
Lot 184, Re-Plat of Tract Q of Eaglemont Phase 1B, Div. 4

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): P127047/4946-000-184-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25180-TB

Page 1 of 4

Dated: 01.09.2026

[Signature]
Oleg Gonchar

[Signature]
Elena Nikolayevna Gonchar

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 9th day of January, 2026, by Oleg Gonchar and Elena Nikolayevna Gonchar.

[Signature]
Signature

Notary
Title

My commission expires: 05/10/27

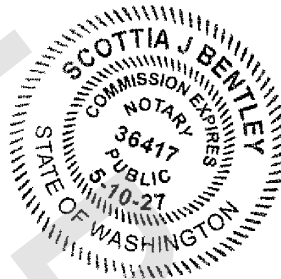


EXHIBIT A

25-25180-TB

9. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

10. Reservations contained in deed from the State of Washington, executed by, Atlas Lumber Company, recorded April 18, 1914, under Auditor's File No. 102029, reserving 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.

11. Reservations contained in deed from the State of Washington, executed by, Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz recorded October 22, 1918 under Auditor's File No. 128138, reserving, 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.

12. RESERVATIONS CONTAINED IN DEED

Executed by: James E. Moore and Myrtle Moore, his wife
Recorded: February 4, 1942
Auditor's No: 348986
As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey, recorded November 25, 1992 as Auditor's File No. 9211250027.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

14. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded August 25, 1993, as Auditor's File No. 9308250085.

15. Easement, affecting a portion of subject property for the purpose of gas pipelines, including terms and provisions thereof granted to Cascade Natural Gas Corporation, recorded October 11, 1993, as Auditor's File No. 9310110127.

16. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded November 2, 1993, as Auditor's File No. 9311020145.

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sea-Van Investments Associates, a Washington General Partnership,

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25180-TB

Page 3 of 4

dated January 11, 1994, recorded January 25, 1994, as Auditor's File No. 9401250030.

Above covenants, conditions and restrictions were amended on December 11, 1995, March 13, 1996 and January 31, 2000 and recorded December 11, 1995, March 18, 1996 and February 1, 2000, as Auditor's File Nos. 9512110030, 9603180110 and 200002010099.

18. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.

19. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Eaglemont Phase 1A recorded on January 25, 1994 as Auditor's File No. 9401250031.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

20. Easement, affecting a portion of subject property for the purpose of telephone lines including terms and provisions thereof granted to G.T.E. Northwest, recorded February 28, 1994, as Auditor's File No. 9402280074. Said easement supersedes easement recorded under Auditor's File No. 9311090007.

21. Easement, affecting a portion of subject property for the purpose of private storm drainage including terms and provisions thereof granted to lot owners, recorded August 8, 2005, as Auditor's File No. 200508080161.

22. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey, named Eaglemont, Phase 1B Division 4, recorded August 8, 2005, as Auditor's File No. 200508080162.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

23. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Re-Plat of Tract Q of Eaglemont Phase 1B, Div. 4 recorded on December 18, 2007 as Auditor's File No. 200712180118.

24. Agreement, affecting subject property, regarding development agreement amending master plan and the terms and provisions thereof between Sea-Van, LLC and City of Mount Vernon, recorded on June 2, 2010 as Auditor's File No. 201006020039.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25180-TB

Page 4 of 4