



202601120040

01/12/2026 11:57 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

After recording mail to:

Stiles Law Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

2026 0089
JAN 12 2026

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

Grantor(s): Kevin D. Anderson and Emily M. Anderson , husband and wife
 Grantee(s): Sinclair Retreat, LLC, a Washington limited liability company
 Abbreviated Legal : PARCEL A: TRACT 4, "ASSESSOR'S PLAT OF LEADBETTERS SINCLAIR TRACTS," PARCEL B: TRACT 5 PTN TRACT 4, "ASSESSOR'S PLAT OF LEADBETTERS SINCLAIR TRACTS," AKA PARCEL a, REC NO. 201003300005
 Tax Parcel #: P67186/3944-000-005-0008 AND P67185/3944-000-004-0405

QUIT CLAIM DEED

The GRANTOR(s), Kevin D. Anderson and Emily M. Anderson, husband and wife, for and in consideration of mere change in identity per WAC 458-61A-211(2)(a), conveys and quitclaims unto SINCLAIR RETREAT, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

See attached Exhibit A for legal description.

Dated January 7, 2026



Kevin D. Anderson, Grantor

Dated January 7, 2026

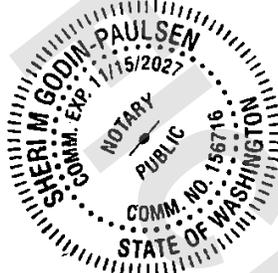


Emily M. Anderson, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Kevin D. Anderson, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 7 day of Jan, 2026



[Handwritten Signature]

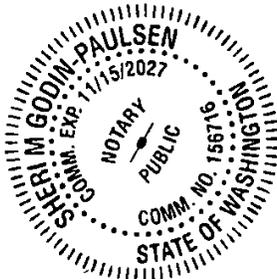
NOTARY PUBLIC in and for the
State of Washington, residing at

Washington
Commission Expires: 11-15-27

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Emily M. Anderson, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 7 day of Jan, 2026



[Handwritten Signature]

NOTARY PUBLIC in and for the
State of Washington, residing at

Washington
Commission Expires: 11-15-27

EXHIBIT A
Legal Description

PARCEL A:

TRACT 5 AND THE NORTH 100 FEET OF THE WEST 200 FEET OF LOT 4, ASSESSOR'S PLAT OF LEADBETTER'S SINCLAIR TRACTS, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH SECOND CLASS TIDELANDS ADJOINING SAID LOT 5.

TOGETHER WITH NON-EXCLUSIVE RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS TRACT "A", "ASSESSOR'S PLAT OF LEADBETTERS SINCLAIR TRACTS," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO KNOWN AS NEW PARCEL 'A' OF QUIT CLAIM DEED RECORDED UNDER AUDITORS FILE 201003300005)

PARCEL B:

THE WEST 100 FEET OF THE SOUTH 100 FEET OF TRACT 4, "ASSESSOR'S PLAT OF LEADBETTERS SINCLAIR TRACTS," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 90 FEET OF THE NORTH 100 FEET OF THE WEST 100 FEET OF LOT 4, "ASSESSOR'S PLAT OF LEADBETTERS SINCLAIR TRACTS," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH NON-EXCLUSIVE RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS TRACT A, "ASSESSOR'S PLAT OF LEADBETTERS SINCLAIR TRACTS," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Exhibit "B"

Restrictions contained in Deed including the terms and conditions thereof: Recording Date: October 2, 1963 Recording No.: 641510.

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 the PLAT OF LEADBETTER'S SINCLAIR TRACTS: Recording No: 687790.

Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof: Recording No.: 201003050095 Recording No.: 201004220062 Recording No.: 201004220063.

Skagit County Planning & Development Services Reasonable Use Exception Determination and the terms and conditions thereof: Recording Date: April 27, 2010 Recording No.: 201004270092.

Seawater Intrusion Drinking Water Status Report and the terms and conditions thereof: Recording Date: May 12, 2010 Recording No.: 201005120001 Affects: Parcel A

Restrictive Covenant and Well Agreement and the terms and conditions thereof: Recording Date: April 26, 2006 Recording No.: 200604260199 Amendment Recording Date: July 8, 2007 Recording No.: 200707060045

Protected Critical Area Site Plan and the terms and conditions thereof: Recording Date: March 4, 2009 Recording No.: 200903040046

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document Recording Date: February 6, 2009 Recording No.: 200902060102

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 Boundary Line Adjustment: Recording No: 201003300005.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Purpose: underground domestic water line and electrical conduit Recording Date: March 25, 2010 Recording No.: 201003250036 Affects: as described in said instrument

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: 201207110076

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.

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states: "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

City, county or local improvement district assessments, if any.