

WHEN RECORDED RETURN TO:

Denver Gant
LASHER
601 Union Street, Suite 2600
Seattle, WA 98101

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260117
Date 01/13/2026

SPECIAL WARRANTY DEED

THE GRANTOR, **David Griffin Chamberlain, Personal Representative of the Estate of Janet L. Chamberlain**, King County Superior Case No. 24-4-03394-4 SEA, for and in consideration of an inheritance pursuant to the provisions of the Last Will and Testament of Janet L. Chamberlain and under the authority granted under Chapter 11 RCW, grants, bargains, sells, conveys and confirms to GRANTEE, **David Griffin Chamberlain**, an unmarried man as his separate property, all of the Estate's interest in the real estate described below, located in Skagit County, State of Washington, such that after this transfer, GRANTEE will own an undivided one hundred percent (100%) of such real estate:

See Exhibit "A" attached hereto.

Abbreviated Legal Description:

Portion of E1/2 NE1/4 SW1/4, Section 21, Township 35 North, Range 3 East, W.M. aka Lot 3 S/P #35 AFN #8401050015; and

Situate in the County of Skagit, State of Washington.

Assessor's Parcel Numbers: P34598 (35032130010301)

Subject to: This conveyance is subject to restrictions, reservations, covenants, easements and agreements affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Grantor for itself and for its 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, will forever warrant and defend the said described real estate.

DATED: 1/13/2026

ESTATE OF JANET L. CHAMBERLAIN
Signed by:
David Griffin Chamberlain
By: C5917243878642B
David Griffin Chamberlain
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

This record was acknowledged before me by means of communication technology on 1/13/2026 by **David Griffin Chamberlain**, known to be the individual described in and who executed the within and foregoing instrument, and on oath stated that he is authorized to execute this instrument and acknowledged that he signed the same as the **Personal Representative of the Estate of Janet L. Chamberlain**, to be the free and voluntary act and deed, for the uses and purposes therein mentioned.

(Electronic official stamp)

ZOE V. DEVOL
NOTARY PUBLIC
STATE OF WASHINGTON
Commission #22010731
My Comm. Expires 3/3/2026

DocuSigned by:

Zoe V. DeVol

E4D6671B265E49E

(Signature of Notary Public)

Notary Public: Zoe V. DeVol

Residing: Seattle, WA

My commission expires 3/3/2026

EXHIBIT "A"
Legal Description

PARCEL: P34598 (35032130010301)

LOT 3 OF SHORT PLAT NO. 35-83, APPROVED JANUARY 4, 1984, RECORDED JANUARY 5, 1984 IN VOLUME 6 OF SHORT PLATS, PAGE 110, UNDER AUDITOR'S FILE NO. 8401050015, BEING A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS THAT PORTION OF LOT 2 OF SAID SHORT PLAT NO. 35-83, AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, UNDER, OVER AND ACROSS A 60-FOOT STRIP OF LAND LYING 45 FEET TO THE NORTH AND 15 FEET TO THE SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MIDPOINT ON THE EASTERLY BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 35, RANGE 3 EAST, W.M., AND EXTENDING TO THE MIDPOINT ON THE WESTERLY BOUNDARY OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WEST 60 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., AS CREATED BY INSTRUMENT RECORDED DECEMBER 19, 1977 UNDER AUDITOR'S FILE NO. 870552.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.