

When Recorded Return To
Woodinville Law
13901 NE 175th St, Suite G
Woodinville, WA 98072

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260156
Date 01/20/2026

TRUSTEE'S SPECIAL WARRANTY DEED

Grantor: Libby S. Baarstad, Successor Trustee of The Baarstad Family Revocable Trust Agreement, dated January 5, 2011. Brian J. Baarstad died February 26, 2024, in Snohomish County, Washington.

Grantees: Libby S. Baarstad, Trustee of the Brian J. Baarstad Family Trust, u/a dated January 5, 2011.

Parcel Number or Tax ID: P79184/4331-000-034-0002

The Grantor, Libby S. Baarstad, Successor Trustee of The Baarstad Family Revocable Trust Agreement, dated January 5, 2011 of Woodinville, Washington, for and in consideration of \$10.00, in hand paid, conveys and warrants to Libby S. Baarstad, Trustee of the Brian J. Baarstad Family Trust, u/a dated January 5, 2011, the following described real estate, situated in the county of San Juan, state of Washington.

Parcel A:

Leasehold estate in Tract 34 Pier B as shown on Survey of "Anchor Cove Marina, a Condominium", filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina filed under Auditor's File No. 825125, and as identified by Elevation of Piers recorded under Auditor's File No. 825124, records of Skagit County, Washington.

Parcel B:

An undivided 0.6176% interest in the land lying within Achor Cove Marina, as shown on Survey of "Anchor Cove Marina, a Condominium", filed under Auditor's File No. 825123, in Volume 11 of Plats, pages 29 and 30, and as identified in Declaration of Anchor Cove Marina filed under Auditor's File No. 825125, EXCEPT those portion lying within Tracts 1A and 1 through 26, inclusive, Pier "A"; Tracts 1B and 27 through 75, inclusive, Pier "B", Tracts 76 through 125, inclusive, Pier "C", and Tracts 126 through 187, inclusive, Pier "D". (Said undivided 0.6176% interest being a leasehold

estate in those portions delineated as Parcels "C", "D", "E" and "F" on the face of said survey and fee simple estate in the remainder.)

Subject to any additional agreements, easements, reservations, restrictions, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trust, mortgages, liens, taxes, assessments and encumbrances of record.

The covenants of this deed are limited to those expressed herein and exclude all covenants arising or to arise by statutory or other implication. The obligations of the Grantor expressed herein are obligations of The Baarstad Family Revocable Trust Agreement, dated January 5, 2011, and not the Successor Trustee personally.

