

Chicago title
6-200601041
TICOR TITLE
702400211 (4)

When recorded return to:
Shantelle Barker
Ticor Title Company
33400 9th Ave S, Ste. 102
Federal Way, WA 98003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260163
Jan 20 2026
Amount Paid \$4805.00
Skagit County Treasurer
By Lena Thompson Deputy

BARGAIN AND SALE DEED

THE GRANTOR(S)

Glen R Clausing, Personal Representative of the Estate of Dusan Per Tulach

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to

Evolution Properties LLC, a Washington limited liability company

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

TRACT A OF SKAGIT COUNTY SHORT PLAT 113-78 RECORDED UNDER AUDITOR'S FILE
NUMBER 896437
WHICH IS A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 20,
TOWNSHIP 36
NORTH, RANGE 4 EAST, W.M.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P49577

Subject to:

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

Dated: January 13, 2026

The Estate of Dusan Per Tulach

BY:


Glen R. Clausing
Personal Representative

BARGAIN AND SALE DEED
(continued)

State of Washington

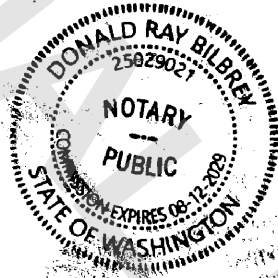
County of King

This record was acknowledged before me on JAN 14, 2026 by Glen R Clausing as
Personal Representative of The Estate of Dusan Per Tulach.

Donald Ray Bilbey
(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 8-12-29



Are
1/14/26

EXHIBIT "A"

Exceptions

SPECIAL EXCEPTIONS:

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

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: April 15, 1925
 Recording No.: 182760
 Affects: As described

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: April 27, 1937
 Recording No.: 289348
 Affects: As described

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

Granted to: Public Utility District No. 1 of Skagit County
 Purpose: Water Pipeline
 Recording Date: January 30, 1970
 Recording No.: 735474
 Affects: As described

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

Granted to: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: September 18, 1989
 Recording No.: 8909180096
 Affects: AS described

5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Bloedel Donovan Timber Company, a corporation
 Recording Date: July 13, 1939
 Recording No.: 315023

NOTE: This exception does not include present ownership of the above mineral rights.

JRC 1/19/26

EXHIBIT "A"
Exceptions
(continued)

SPECIAL EXCEPTIONS

6. 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.

7. 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 SHORT PLAT 113-78:

Recording No: 896437

ARC
1/14/26