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02/20/2026 11:03 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

Kerry McNett
7569 Birch Bay Drive
Blaine, WA 98230
400442-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026-0466
FEB 20 2026

Amount Paid \$3,861.00
Skagit Co. Treasurer
By *CC* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Elwin C. Pearson, Sr., Trustee of the Elwin C. Pearson Sr. Living Trust dated March 17, 2015**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Kerry McNett, an unmarried person**

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

For Full Legal See Attached "Exhibit A"

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

Lot 730, Rev Shelter Bay Div. 4

Tax Parcel Number(s): S3302020215/5100-004-730-0000/P129424

Dated: July 10, 1970
Recorded: July 22, 1970
Auditor's File No.: 741436
Lessor: Shelter Bay Company, a Washington corporation
Lessee: Clarence H. Steele and Mary E. Steele, husband and wife

Assignment of Leasehold Estate and the terms, provisions and conditions thereof.

Recorded February 20, 2026 Auditor's File No. 20260220038

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 400442-LT.

Dated: February 19, 2026

(attached to Statutory Warranty Deed)

the Elwin C. Pearson Sr. Living Trust dated March 17, 2015

By: *Elwin C. Pearson*
Elwin C. Pearson, Sr., Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 19th day of Feb., 2026, by Elwin C. Pearson, Sr., Trustee of the Elwin C. Pearson Sr. Living Trust dated March 17, 2015.

[Signature]
Signature

UPO
Title

My commission expires: August 18, 2028

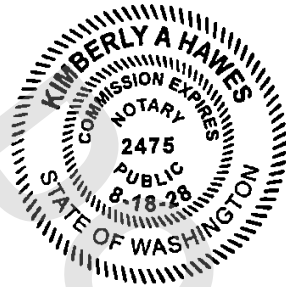


Exhibit A

Lot 730, REVISED MAP OF SURVEY OF SHELTER BAY DIV. 4, according to the survey recorded July 8, 1970, in Volume 48 of Official Records, pages 627 through 631, under Auditor's File No. 740962, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.