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02/20/2026 11:03 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

When recorded return to:

Kerry McNett
7569 Birch Bay Drive
Blaine, WA 98230

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

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

BILL OF SALE

400442-LT

For and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00) the receipt of which is acknowledged Elwin C. Pearson, Sr., Trustee of The Elwin C. Pearson Sr. Living Trust dated March 17, 2015 ("Seller"), hereby sells, assigns, transfers and delivers to Kerry McNett, an unmarried person ("Buyer"), all of Seller's right, title and interest in and to all items of personal property (the "Personal Property") described in Exhibit A attached hereto and made a part hereof.

Any and all Fixtures, including any outbuildings on said property.

Said personal property is currently located at:

See Exhibit B attached hereto and made a part hereof.

Street address as follows:
730 Tillamuk Drive, La Conner, WA 98257

On the following described real property:

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.

Parcel: P129424/5100-004-730-0000 /S3302020215

Seller warrants to Buyer that Seller has good title to the Personal Property; that Seller has the right and authority to sell, assign, transfer and deliver the Personal Property to Buyer; and that any interest of Seller in the Personal Property is free and clear of liens, security interests, encumbrances and adverse claims. Said Personal Property is otherwise transferred to Buyer herein in its "as-is-where-is" condition, and without any other representation or warranty of Seller, expressed or implied.

This Bill of Sale is intended to pass title to the Personal Property from Seller to Buyer irrespective of whether any of said Personal Property is correctly characterized as a fixture as a matter of law.

Dated: February 13, 2026

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

By: *Elwin C. Pearson Sr.*
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.

Kimberly A Hawes
Signature

UPO
Title

My commission expires: August 18, 2028

