

When Recorded Mail to:

Jensen Law Office, PLLC
1833 N 105th St Ste 301
Seattle WA 98133

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By BELEN MARTINEZ
Affidavit No. 20260525
Date 02/25/2026

LIMITED WARRANTY DEED

Recorded at the request of: Jensen Law Office, PLLC / The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto.

GRANTORS, Curt Dowhower and Wendy Corder Dowhower, husband and wife, as a mere change in identity only, do hereby *convey and warrant* to

GRANTEES, Curt Dowhower and Wendy Corder Dowhower, Trustees of the Dowhower Family Trust dated February 25, 2026, and any amendments thereto, Grantors' entire interest and any interest Grantors may hereafter acquire in the following described real property situated in the County of Skagit, State of Washington.

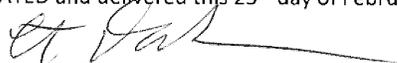
Abbreviated legal: Lots(s) 3, Short Plat No. 93-20 NE NW 14-35-4
See attached Exhibit A - full legal description.

Site Address: 8124 Avery Lane, Sedro Woolley, WA 98284

Assessor's Tax Parcel No(s): P103399 **Including and subject to all matters of record.**

The liability and obligations of Grantors to Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED and delivered this 25th day of February, 2026.



Curt Dowhower

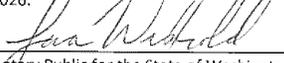


Wendy Corder Dowhower

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

On this day personally appeared before me, Curt Dowhower and Wendy Corder Dowhower, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of February, 2026.



Notary Public for the State of Washington
SARA WESTVOLD
Residing at Shoreline, Washington
My commission expires 01/19/2027

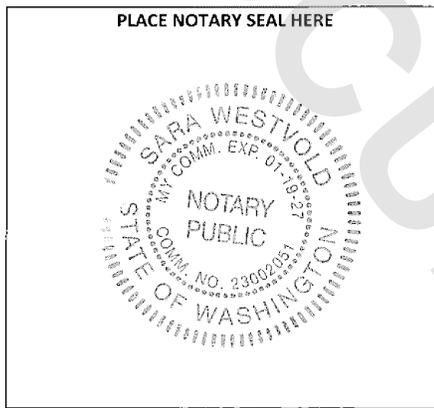


EXHIBIT A

(Legal Description)

PARCEL A:

Tract 3, of SKAGIT COUNTY SHORT PLAT NO. 93-020 as approved July 12, 1993, and recorded July 13, 1993, in Volume 10 of Short Plats, page 216, under Auditor's File No. 9307130013, records of Skagit County, Washington; being a portion of the South Half of the Northeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian.

PARCEL B:

A 60 foot non-exclusive ingress, egress and utility easement as shown on the face of SKAGIT COUNTY SHORT PLAT NO. 93-020 as approved July 12, 1993, and recorded July 13, 1993, in Volume 10 of Short Plats, page 216, under Auditor's File No. 9307130013, records of Skagit County, Washington; being a portion of the South Half of the Northeast Quarter of the Northwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian.

ALL situated in Skagit County, Washington.

Assessor's Tax Parcel No(s): P103399