

When recorded return to:
Vinod Sharma
BF37904 LLC
9939 242nd Way NE
Redmond, WA 98053

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260555
Feb 27 2026
Amount Paid \$4005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620061079

Escrow No.: 620061079

STATUTORY WARRANTY DEED

THE GRANTOR(S) James D. Havens and Erin C. Havens, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to BF37904 LLC, a Washington limited liability company

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

LOT 7 OF "PLAT OF SKAGIT SUNSET DIV NO. 1" AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 49 AND 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P108081 / 4653-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 26, 2026

[Signature]

James D. Havens

[Signature]

Erin C. Havens

State of Washington

County of Snohomish

This record was acknowledged before me on February 26, 2026 by James D. Havens and Erin C. Havens.

[Signature]

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 06/29/2027



EXHIBIT "A"
Exceptions

1. 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 No. 42-89:

Recording No: 8912110015

2. 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 the Plat of Skagit Sunset Div No. 1:

Recording No: 9506080039

3. 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, together with necessary appurtenances
 Recording Date: October 7, 1993
 Recording No.: 9310070104
 Affects: Northerly 10 feet of said premises being parallel to and coincident with the road

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 8, 1995
 Recording No.: 9506080040

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

Granted to: George J. Theodoratus and Lois M. Theodoratus, husband and wife

EXHIBIT "A"Exceptions
(continued)

Purpose: Grantor herein reserves a non-exclusive easement over the lower lot area between the top of the bank and the Skagit River side channel
 Recording Date: November 17, 2000
 Recording No.: 200011170046

Said easements are to be used for transportation of lawn mowers and other equipment that may be used for maintenance, and or other construction on the lower lot area and the river bank area on this lot and adjacent lots. The Grantee or their assigns will have the option to do maintenance work on the lower lot area but they will not have the responsibility to do any of said work. It will be the Grantees responsibility to maintain the lower lot area of his lot.

Title to said easement will be transferred to a lot owner maintenance association if one is formed by the lot owners after more lots are sold.

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: The Plat of Skagit Sunset Division No. 1
 Recording Date: June 8, 1995
 Recording No.: 9506080040

7. 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.

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

Granted to: George J. Theodoratus and Lois M. Theodoratus, husband and wife
 Purpose: Grantor herein reserves a non-exclusive easement over the lower lot area between the top of the bank and the Skagit River side channel
 Recording Date: November 17, 2000
 Recording No.: 200011170046

Said easements are to be used for transportation of lawn mowers and other equipment that may be used for maintenance, and or other construction on the lower lot area and the river bank area on this lot and adjacent lots. The Grantee or their assigns will have the option to do maintenance work on the lower lot area but they will not have the responsibility to do any of said work. It will be the Grantees responsibility to maintain the lower lot area of his lot.

Title to said easement will be transferred to a lot owner maintenance association if one is formed by the lot owners after more lots are sold.

EXHIBIT "A"Exceptions
(continued)

9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."

10. City, county or local improvement district assessments, if any.
11. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.