

AFTER RECORDING RETURN TO:

Matthew S. Wiese, Esq.
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701 Fifth Avenue, Suite 3600
Seattle, WA 98104-7010

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260669
Date 03/09/2026

Document Title(s): (or transactions contained therein)

SPECIAL WARRANTY DEED

Reference Number(s) of Documents assigned or released:

N/A

Grantor(s): (Last name first, then first name and initials)

1. Michael King and Nancy Neraas, husband and wife, as to an undivided $\frac{3}{4}$ interest

Grantee(s): (Last name first, then first name and initials)

1. Michael B. King and Nancy M. Neraas, Co-Trustees of the King-Neraas Living Trust, u/a dated December 11, 2025, as to an undivided $\frac{3}{4}$ interest

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/ range/ quarter/ quarter)

Ptn Lot 27, Potlatch Beach, and 1/75 int in 19-56 and 2nd Class tidelands

Complete legal description is on page four (4) of document

Skagit Assessor's Property Tax Parcel/Account Number(s): P68054

SPECIAL WARRANTY DEED

THE GRANTORS, MICHAEL KING, and NANCY NERAAS, husband and wife, as to an undivided $\frac{3}{4}$ interest, for and in consideration of a transfer to a revocable trust with no change in beneficial interest and no other consideration, hereby bargain, sell and convey all of the Grantors' interest in the following described real property commonly known as 5208 W. Shore Road, Anacortes, Washington 98221, situated in the County of Skagit, State of Washington, and more fully described below, including any after-acquired title of the Grantors therein (the "Real Estate"), to MICHAEL B. KING and NANCY M. NERAAS, Co-Trustees of the King-Neraas Living Trust, u/a dated December 11, 2025, as to an undivided $\frac{3}{4}$ interest.

The Real Estate is legally described as:

See Exhibit A for legal description.

WAC Exemption: 458-61A-211(2)(g)

The Grantors, for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons

whomsoever lawfully claiming or to claim by, through or under said Grantors, and not otherwise,

Grantors will forever warrant and defend the said described real estate.

DATED: February 24, 2026

GRANTORS:

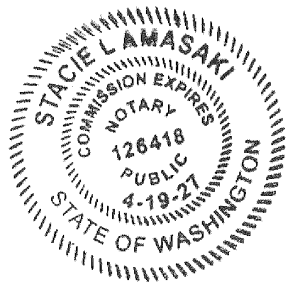
Michael King
Michael King

Nancy Neraas
Nancy Neraas

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Michael King and Nancy Neraas, husband and wife, are the persons who appeared before me and signed this instrument, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED FEBRUARY 26, 2026.



Stacie Lamasaki
(Signature of Notary)

STACIE L. AMASAKI
(Legibly Print or Stamp Name of Notary)

NOTARY PUBLIC in and for the state of
Washington residing at: SEATTLE WA
My Commission Expires: 4-19-27

Exhibit A
Legal Description

Parcel A:

That part of Lot 27, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying above the line of extreme high tide;

Parcel B:

A 1/75th undivided interest in Lots 19 to 56, inclusive, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying below the line of extreme high tide, and tidelands of the second class situated in front of, adjacent to and abutting upon Lots 19 to 56, inclusive;

All situate in the County of Skagit, State of Washington

Subject to: Covenants, conditions, restrictions, rights, rights of way, easements, and encumbrances of record, if any.