

When recorded return to:
Opendoor Property Trust I, a Delaware statutory
trust
1295 W Washington St, Ste 115
Tempe, AZ 85288

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260685
Mar 10 2026
Amount Paid \$9651.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:


16201 E Indiana Avenue, Suite 3300
Spokane Valley, WA 99216

CHICAGO TITLE
620061347

Escrow No.: 6602600455

Title No: 620061347

STATUTORY WARRANTY DEED

THE GRANTOR(S) My H. Valentine, also appearing of record as My Hoa Ly, and Duc M. Lam, also appearing of record as Minh Duc Nguyen, a married couple.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to

Opendoor Property Trust I, a Delaware statutory trust

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

LOT 6, PLAT OF SAMISH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 2021

UNDER RECORDING NUMBER 202105050092, 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): P135579 \ 6085-000-006-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 6, 2026

My Hoa Ly
My Hoa Ly
Minh Duc Nguyen
Minh Duc Nguyen

State of Washington
County of Skagit
This record was acknowledged before me on 3-6-26 by My Hoa Ly and Minh Duc Nguyen.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-28

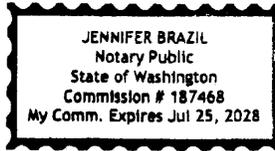


EXHIBIT "A"
Exceptions

1. Certificate for City of Sedro Woolley Ordinance No. 1221-95 and the terms and conditions thereof:
Recording Date: February 23, 1995
Recording No.: 9502230028
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: One or more utility systems
Recording Date: October 20, 2020
Recording No.: 202010200113
Affects: Portion of said premises
3. 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 Samish Estates:
Recording No: 202105050092
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: May 5, 2021
Recording No.: 202105050093
5. Permanent Stormwater Control Facilities Operation and Maintenance and the terms and conditions thereof:
Recording Date: May 5, 2021
Recording No.: 202105050094
6. Real Estate Easement Agreement and the terms and conditions thereof:
Recording Date: June 3, 2021
Recording No.: 202106030065
7. Utility & Stormwater Easement Agreement Revision and the terms and conditions thereof:
Recording Date: June 16, 2023
Recording No.: 202306160047
8. Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Manual and the terms and conditions thereof:
Recording Date: June 16, 2023
Recording No.: 202306160059
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights
10. Assessments, if any, levied by Sedro Woolley
11. City, county or local improvement district assessments, if any
12. 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.