

When recorded return to:  
Amelia R. Kaiser and Joshua P. Kaiser  
13427 N Green Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260837  
Mar 25 2026  
Amount Paid \$7605.00  
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  
620061276

Escrow No.: 620061276

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joshua D. Gile and Jillian P. Gile, 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 Amelia R. Kaiser and Joshua P. Kaiser, a married couple

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

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

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

PTN LT 4 & ALL OF LT 3, BLK 3, SIMILK BEACH

Tax Parcel Number(s): P69232 / 4001-003-004-0001

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 03/18/2026

Joshua D Gile

Joshua D. Gile

Jillian P Gile

Jillian P. Gile

State of Washington

County of Snohomish

This record was acknowledged before me on 03/18/2026 by Joshua D Gile and  
Jillian P Gile.

Colleen Blake

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 10/19/2027

COLLEEN T BLAKE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210372  
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P69232 / 4001-003-004-0001**

THE SOUTH 15 FEET OF LOT 4 AND ALL OF LOT 3, BLOCK 3, SIMILK BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 3, PLAT OF SIMILK BEACH RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY;  
THENCE EASTERLY ON SOUTH LINE EXTENDED OF SAID LOT 3 SOUTH 86°04'53" EAST 10.5 FEET;  
THENCE NORTH 05°13'11" EAST 45 FEET;  
THENCE WESTERLY ON THE EXTENDED NORTH LINE OF THE SOUTH 15 FEET OF LOT 4, BLOCK 3, PLAT OF SIMILK BEACH, NORTH 86°05'34" WEST 11.47 FEET TO THE NORTHEAST CORNER OF THE SAID SOUTH 15 FEET OF LOT 4;  
THENCE ALONG THE EAST LINE OF SAID LOT 4 AND CONTINUING ALONG THE EAST LINE OF SAID LOT 3 SOUTH 03°59'11" WEST 44.99 FEET TO SAID SOUTHEAST CORNER AND THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## 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 the Plat of Similk Beach:

Recording No: 207637

2. 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: July 25, 1929

Recording No.: 225386

Recording No.: 264416

We note the reversionary rights released by instrument dated April 5, 1968 and recorded April 8, 1968 under Recording No. 712159.

3. 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: Similk Beach Development Co., a corporation

Recording Date: July 25, 1929

Recording No.: 225386

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

Granted to: The Similk Beach Development Company

Purpose: Water and sewer pipe lines and telephone and electric transmission lines

Recording Date: January 10, 1935

Recording No.: 266914

Recording Date: September 25, 1951

Recording No.: 466082

Affects: Strip of land 4 feet wide along the back or rear line of each lot and along the side lines thereof

**EXHIBIT "B"**Exceptions  
(continued)

5. Restrictive covenants contained in Deed recorded under Recording No. 225146, through which title is claimed from the Similk Beach Development Company, but omitting restrictions, if any, based on race, color, religion or national origin.
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. 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.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 2, 2026  
between Joshua P Kaiser Amelia R Kaiser ("Buyer")  
Buyer Buyer  
and Joshua D Gile Jillian P Gile ("Seller")  
Seller Seller  
concerning 13427 N Green St Anacortes WA 98221 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentic:  
Josh Kaiser 03/02/2026  
Buyer Date  
Authentic:  
Amelia R. Kaiser 03/02/2026  
Buyer Date

Authentic:  
Joshua D Gile 02/22/2026  
Seller Date  
Authentic:  
Jillian P Gile 02/22/2026  
Seller Date