

When recorded return to:
Michael Davis and Cynthia Davis
7930 Bermuda Rd
Las Vegas, NV 89123

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261294
Apr 30 2026
Amount Paid \$49767.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

CHICAGO TITLE
620061289

Title No.: 620061289
Escrow No.: 245478592

STATUTORY WARRANTY DEED

THE GRANTOR(S) Theodore J. Georgeson and Katherine P. Georgeson, Trustees of The Theodore J. Georgeson and Katherine P. Georgeson Living Trust dated October 24, 2018

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

LT. 45, SKYLINE NO. 7

Tax Parcel Number(s): P59626,
3823-000-045-0006

Subject to:

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

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."

STATUTORY WARRANTY DEED
(continued)

Dated: 4/23/2026

The Theodore J. Georgeson and Katherine P. Georgeson Living Trust

BY: [Signature]
Theodore J. Georgeson, Trustee

BY: [Signature]
Katherine P. Georgeson, Trustee

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on APRIL 23, 2026 by Theodore J. Georgeson and Katherine P. Georgeson as , Trustee and , Trustee, respectively, of The Theodore J. Georgeson and Katherine P. Georgeson Living Trust dated October 24, 2018.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 08.27.2027

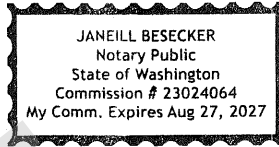


EXHIBIT "A"
Legal Description

LOT 45, "SKYLINE NO. 7", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 70 AND 71, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 45, "SKYLINE NO. 7";
THENCE SOUTH 59°57'00" EAST, 70.85 FEET;
THENCE NORTH 15°11'29" EAST, 70.19 FEET;
THENCE NORTH 59°57'00" WEST, 66.11 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 45;
THENCE SOUTH 18°59'42" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 45, 69.13 FEET TO 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 Skyline No. 7:

Recording No: 722987

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: January 26, 1962
Recording No.: 617291

3. 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: February 6, 1969
Recording No.: 722988

4. Any Conditions, covenants, restrictions, reservations, easements of record and unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in first Deed out from Skyline Beach Club, Inc.

5. 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 19, 2004
Recording No.: 200407190181

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2004
Recording No.: 200407230174

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 6, 2005
Recording No.: 200506060071

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: Skyline Beach Club, a registered not-for-profit homeowners association
Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2013
Recording No.: 201308290044

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2018
Recording No.: 201812210006

EXHIBIT "B"
Exceptions

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2020
Recording No.: 202005080022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 07, 2024
Recording No.: 202410070017

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 21, 2024
Recording No.: 202411210030

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.