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05/04/2026 08:46 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Ward Ryan and Marlow Ryan
135 Gazelle Rd
Reno, NV 89511

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261314
May 01 2026
Amount Paid \$15898.80
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Land Title and Escrow (B)
Reference: 60037341-352

THE GRANTOR(S)
James Cashetta and Mary T. Cashetta, husband and wife

for and in consideration of
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to
Ward Ryan and Marlow Ryan, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting
title, which may appear in the public record, including those shown on any recorded plat or survey.

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

Lots 48 & 49, Potlatch Beach

Tax Parcel Number(s): 3967-000-049-0008/P68070

Dated: 04/29/2026

[Signature]
James Cashetta

[Signature]
Mary T. Cashetta

STATE OF IDAHO

COUNTY OF LEMHI

This record was acknowledged before me on this 29th day of April, 2026, by James Cashetta and Mary T. Cashetta.

[Signature]
Signature

TINA CHRISTY DETTLOFF
Title NOTARY

My commission expires: 3/31/2032

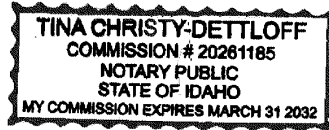


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5398 West Shore Road, Anacortes, WA 98221
Tax Parcel Number(s): 3967-000-049-0008/P68070

Property Description:

PARCEL "A":

Lots 48 and 49, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington,

EXCEPT that portion lying below the line of extreme high tide.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 2/75 interest in Lots 19 through 56, inclusive, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying below the line of extreme high tide.

TOGETHER WITH an undivided 2/75 interest in the second class tidelands situated in front of, adjacent to and abutting upon Lots 19 through 56, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for right of way over and across Lot 19 and the Westerly 20 feet of Lots 20, 21, 22, and 23, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.