

When recorded return to:

Amryl R. Geary and James Sund
3408 Old Highway 99 North Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261321

May 01 2026

Amount Paid \$9028.00
Skagit County Treasurer
By Lena Thompson Deputy

OLD REPUBLIC TITLE LTD **STATUTORY WARRANTY DEED**

521902735

THE GRANTOR(S) Evolution Properties LLC, a Washington limited liability company

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Amryl R. Geary, an unmarried person and James Sund, an unmarried person

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

Tract A of Skagit County Short Plat 113-78 recorded under Recording No. 896437, records of Skagit County, Washington.

Which is a portion of the Southeast 1/4 of the Northwest 1/4, Section 20, Township 36 North, Range 4 East, W.M.

SITUATE in the County of Skagit, State of Washington.

Abbreviated Legal: N/A

Tax Parcel Number(s): P49577 / 360420-2-002-05-09

Subject to: See Exhibit "A" attached hereto.

EXHIBIT A

An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Puget Sound Power and Light Company

For : Electric transmission and/or distribution line

Recorded : April 15, 1925 in Official Records under Recording Number 182760

Affects : As described

An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Puget Sound Power and Light Company

For : Electric transmission and/or distribution line

Recorded : April 27, 1937 in Official Records under Recording Number 289348

Affects : As described

A reservation of oil, coal, gas and minerals and/or mineral rights of any nature and right of entry to explore same, contained in the deed, by document recorded July 13, 1939 in Official Records under Recording Number 315023 together with the appurtenant rights to use the surface of the land. The Company makes no representation as to the present ownership of this interest. This exception does not include present ownership of the above mineral rights.

An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Public Utility District No. 1 of Skagit County

For : Water pipeline

Recorded : January 30, 1970 in Official Records under Recording Number 735474

Affects : As described

Terms and provisions as contained in an instrument,

Entitled : Short Plat No. 113-78

Recorded : February 9, 1979 in Official Records under Recording Number 896437

An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement

Granted To : Puget Sound Power and Light Company

For : Electric transmission and/or distribution line

Recorded : September 18, 1989 in Official Records under Recording Number 8909180096

Affects : As described

Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or any portion thereof.

Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Butler Creek, if it is navigable.

Rights of the public to unrestricted use of a navigable body of water including, but not limited to navigation, recreational use, and fishing, whether or not the level of the water has been raised or lowered naturally or artificially to a maintained or fluctuating level.

Dated: 4/29/2026

Evolution Properties LLC, a Washington limited liability company

By: *Megan J. Wilaby*
Megan J. Wilaby, Managing Member

State of Washington
County of Snohomish

This record was acknowledged before me on 04/29/2026 by Megan Wilaby as Managing Member of Evolution Properties LLC

[Signature]
Notary Public

My commission expires: JAN 6, 2030

