

Recording Requested &

Prepared by:

Kyler, Kohler, Ostermiller &
Sorensen, LLP
Whitney Ockerman, Paralegal

When Recorded Mail to:

Kyler, Kohler, Ostermiller &
Sorensen, LLP
15 South 1st East, Ste. 200
Rexburg, ID 83440

Mail Tax Notices to:

The Gasworks Trust,
dated March 17, 2026
26351 Panorama Pl
Sedro-Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20261344
Date 05/05/2026

WARRANTY DEED

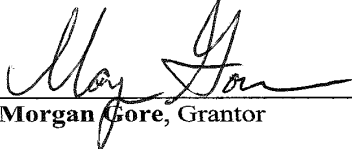
Morgan Gore, formerly known as Morgan Hale, and Joshua Robert Gore, wife and husband, Grantors, hereby CONVEYS AND WARRANTS to, Joshua Robert Gore and Morgan Hale Gore, Trustees, or their successors in trust, under The Gasworks Trust, dated March 17, 2026, and any amendments thereto, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the certain tract of land located in Skagit County, State of Washington, and more particularly described as follows:

Abbreviated Legal: PTN OF N ½ OF SEC 33, TWN 35N, RNG 5E, W.M. AKA POR TRCTS 26-27 OF PANORAMIC PLATEAU OR STEELHEAD BEND

FOR FULL LEGAL DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO.

Property Address: 26351 Panorama Pl, Sedro-Woolley, WA 98284
Assessor's Tax Parcel No: P40577 / 350533-1-001-2909

WITNESS the hand of said grantors this 1, day of May, 2026.



Morgan Gore, Grantor



Joshua Robert Gore, Grantor

STATE OF WASHINGTON)
)
COUNTY OF Skagit)

On the 1 day of May, 2026, personally appeared before me, **Morgan Gore and Joshua Robert Gore**, Grantors and signers of the above WARRANTY DEED, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that he executed the same voluntarily for its stated purpose.



Notary Public



UNOFFICIAL DOCUMENT

Exhibit A

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33;

THENCE NORTH 88°26'49" EAST, 728.13 FEET;

THENCE SOUTH 00°33'37" WEST, 910.00 FEET;

THENCE SOUTH 89°19'42" WEST 1,150.29 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°19'42" WEST, 400.00 FEET;

THENCE SOUTH 00°33'37" WEST, 1,082.08 FEET;

THENCE NORTH 89°25'29" EAST, 399.98 FEET;

THENCE NORTH 00°33'37" EAST, 1,083.0 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS TRACTS 26 AND 27 OF PANORAMIC PLATEAU OR STEELHEAD BEND.);

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT 100 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 33;

THENCE SOUTH 88°25'29" WEST ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 33, A DISTANCE OF 1,000.00 FEET;

THENCE SOUTH 03°00'16" WEST, 505 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE COUNTY ROAD, KNOWN AS THE OLD DAY CREEK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE;

THENCE NORTH 03°00'15" EAST, 505 FEET, MORE OR LESS, TO THE EAST/WEST CENTERLINE OF SAID SECTION 33;

THENCE CONTINUING NORTH 03°00'16" EAST, 260.43 FEET;

THENCE SOUTH 89°25'29" WEST, PARALLEL TO SAID EAST/WEST CENTERLINE OF SECTION 33, A DISTANCE OF 420.00 FEET;

THENCE NORTH 00°33'37" EAST, 410.00 FEET;

THENCE SOUTH 89°25'29" WEST PARALLEL TO SAID EAST/WEST CENTERLINE OF SECTION 33, A DISTANCE OF 2,850 FEET TO THE TERMINUS OF HEREIN DESCRIBED CENTERLINE;

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A STRIP OF LAND 60 FEET IN WIDTH, LYING 30 FEET ON EITHER SIDE OF THE CENTERLINE OF THAT CERTAIN EXISTING DRIVEWAY AS DESCRIBED IN INSTRUMENT RECORDED MARCH 21, 1995, UNDER AUDITOR'S FILE NO. 9503210079

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.