

When recorded return to:

Susan E. Marmon
David W. Breeher and Susan E. Marmon, as
Trustees of the Breeher-Marmon Trust dated
February 18, 2025
24254 Crabapple Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261538
May 22 2026
Amount Paid \$6085.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620062001

CHICAGO TITLE

620062001

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A Arendse, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to David W. Breeher and Susan E. Marmon, as Trustees of the
Breeher-Marmon Trust dated February 18, 2025

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.)

LTS 47 & 48, SHANGRI-LA ON THE SKAGIT

Tax Parcel Number(s): P69042/3996-000-048-0004, P69041/3996-000-047-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 21, 2026

John A. Arendse
John A. Arendse

State of Washington
County of Skagit

This record was acknowledged before me on May 21, 2026 by John A. Arendse.

Jana K. Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

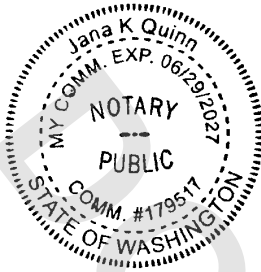


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69042/3996-000-048-0004 and P69041/3996-000-047-0005

LOTS 47 AND 48, SHANGRI-LA ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 9 OF PLATS, PAGES 52 AND 53, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHANGRI-LA ON THE SKAGIT:

Recording No: 715628

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

Granted to: State of Washington, Department of Game
Purpose: Walking easement
Recording Date: July 8, 1968
Recording No.: 715582
Affects: as described in said instrument

3. Terms and provisions contained in letter;

Recording Date: July 27, 1977
Recording No.: 861483
Regarding: Building permits in said plat

4. Covenants, conditions and restrictions 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 18, 1968
Recording No.: 716023

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 30, 1968
Recording No.: 717620

5. Liens and charges as set forth in the above mentioned declaration,

Payable to: Shangri-La Community Club, Inc.

6. 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,

EXHIBIT "B"Exceptions
(continued)

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: September 23, 1976
Recording No.: 843140

7. Terms, conditions, and restrictions of that instrument entitled Resolution No. 8915, establishing a Sub-Flood Control Zone known as the Shangri-La Sub-Flood Control Zone;

Recording Date: January 12, 1999
Recording No.: 9901120001

8. Title Notification and the terms and conditions thereof:

Recording Date: March 25, 2005
Recording No.: 200503250104

9. Title Notification - Special Flood Hazard Area, and the terms and conditions thereof:

Recording Date: March 25, 2005
Recording No.: 200503250105

10. 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.

11. 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.

EXHIBIT "B"

Exceptions
(continued)

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."

12. City, county or local improvement district assessments, if any.