

After recording, return to:

Anneliese E. Johnson
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10900 NE 4th Street, Suite 1500
Bellevue, WA 98004

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20261695
Date 06/03/2026

Document title: Special Warranty Deed
Grantor(s) [last name first]: Kyle C. Sundin, Personal Representative of the Estate of Douglas Edward Sundin
Grantee(s) [last name first]: Frances J. Pearson, Personal Representative of the Estate of Della M. Contini
Legal description (abbreviated): (0.1290 ac) LOT 20, BIG FIR SOUTH PUD, LU-06-089, RECORDED MAY 29, 2014, UNDER AUDITOR'S FILE NO. 201405290037, RECORDS OF SKAGIT COUNTY, WASHINGTON.
Assessor's tax parcel number(s): P131972; 6019-000-000-0020
Property address: 1894 Silver Loop, Mount Vernon, WA 98274

SPECIAL WARRANTY DEED

1. **GRANTOR.** The undersigned Grantor, KYLE C. SUNDIN, is the duly appointed, qualified and acting Personal Representative of the Estate of Douglas Edward Sundin, deceased (the "Estate").

2. **ESTATE.** Douglas Edward Sundin ("Decedent") died on September 24, 2025, and Kyle C. Sundin was appointed Personal Representative on October 28, 2025 in the State of Washington Superior Court for King County in Cause 25-4-07407-0 SEA ("Probate Proceedings").

3. **NONINTERVENTION POWERS.** By Order entered on October 28, 2025 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate was the real property described as follows (the "Described Real Property"):

Lot 20, "PLAT OF BIG FIR SOUTH, P.U.D.", No. LU-06-089, recorded May 29, 2014, under Auditor's File No. 201405290037, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

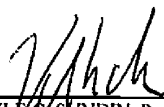
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 149401-OF.

5. **CONVEYANCE OF DESCRIBED REAL PROPERTY.** The Grantor hereby

grants, bargains, conveys and confirms to the Grantee, FRANCES J. PEARSON, Personal Representative of the Estate of Della M. Contini, an undivided One Hundred Percent (100%) interest in the Described Real Property, which interest represents all right, title, and interest of the Decedent in the Described Real Property and all after acquired title thereto.

6. LIMITATION OF COVENANTS. Grantor, for himself and for his successors-in-interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the said Grantor and not otherwise, will forever warrant and defend the Described Real Property.

DATED this 30 day of May, 2026.



KYLE C. SUNDIN, Personal Representative of the Estate of Douglas Edward Sundin, Deceased

STATE OF NEW YORK)
) ss.
COUNTY OF Kings)

I certify that I know or have satisfactory evidence that Kyle C. Sundin signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of Douglas Edward Sundin, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 30, 2026.

Print Name: Angela Mitchell
(Print Name)
Notary Public in and for the State of New York residing at
Commission Expires: 7/16/2027



“Exhibit A”

Legal Description

Lot 20, “PLAT OF BIG FIR SOUTH, P.U.D.”, No. LU-06-089, recorded May 29, 2014, under Auditor’s File No. 201405290037, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule “B-1” of Land Title Company’s Preliminary Commitment No. 149401-OE.