

When recorded return to:
Marjorie Ann Kilbreath
Kilbreath Family, LLC
NHN Lervick Avenue
Guemes Island, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261721
Jun 05 2026
Amount Paid \$6159.40
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

U20062201

Escrow No.: 620062201

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Kenneth Morrison, a married man as his separate estate, as to an undivided one-half interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kilbreath Family, LLC, a Washington limited liability company

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.)

TRACTS 10, 14 AND PTN 11, "O. LERVIKS PLAT OF AGATE COVE, WEST BEACH - GUEMES ISLAND

Tax Parcel Number(s): P61689 / 3854-000-010-0009, P61691 / 3854-000-011-0107, P61700 / 3854-000-014-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

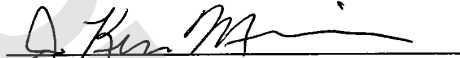
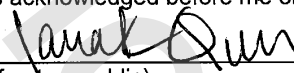
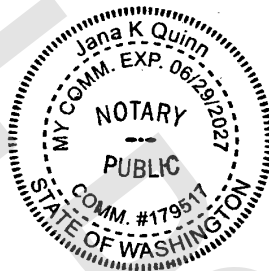
Dated: June 04, 2026
James Kenneth MorrisonState of Washington
County of SkaiaThis record was acknowledged before me on 06/04/2026 by James Kenneth Morrison.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P61689 / 3854-000-010-0009, P61691 / 3854-000-011-0107 and P61700 / 3854-000-014-0005

TRACTS 10 AND 14, "O. LERVIKS PLAT OF AGATE COVE, WEST BEACH - GUEMES ISLAND, SKAGIT CO., WASH.", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON IN VOLUME 4 OF PLATS, PAGE 42,

TOGETHER WITH THE TIDELANDS OF SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING UPON SAID TRACT 10.

ALSO TOGETHER WITH THE SOUTHERLY 41 FEET OF LOT 11, "O. LERVIKS PLAT OF AGATE COVE, WEST BEACH - GUEMES ISLAND, SKAGIT CO., WASH.", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON IN VOLUME 4 OF PLATS, PAGE 42; TOGETHER WITH THE SECOND CLASS TIDELANDS ADJOINING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of O. Lerviks Plat of Agate Cove, West Beach - Guemes Island, Skagit Co., Wash.:

Recording No: 191497

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 200105250015

3. 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.

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."

4. City, county or local improvement district assessments, if any.
5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal

EXHIBIT "B"

Exceptions
(continued)

property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.