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06/15/2026 12:14 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261836

Jun 15 2026

Amount Paid \$48142.50
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Roy William Graves and Cynthia Ann Johnson,
Trustees of the Navigator Property Trust dated
June 1st, 2026
4207 Navigator Ln
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Chicago Title
620061738

Escrow No.: 245479070

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynann Janean Jolly and David Nelson Jolly, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Roy William Graves and Cynthia Ann Johnson, Trustees of the
Navigator Property Trust dated June 1st, 2026 :

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 8, "THE RESERVE AT CHANNEL LANDING PHASE II, " AS PER PLAT RECORDED ON
FEBRUARY 20, 2014, UNDER AUDITOR'S FILE NO. 201402200035, RECORDS OF SKAGIT
COUNTY, WASHINGTON.


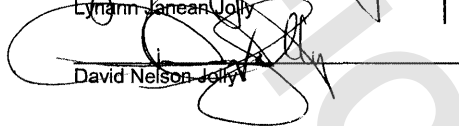
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P131823, 6015-000-000-0008

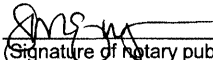
STATUTORY WARRANTY DEED
(continued)

Dated: 6/10/21


Lynann Janean Jolly

David Nelson Jolly

State of Washington
County of Island

This record was acknowledged before me on 6/10/21 by Lynann Janean Jolly and David Nelson Jolly.


(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-10-26

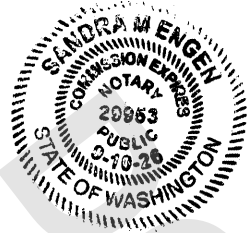


EXHIBIT "A"

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 Reserve at Channel Landing Phase II:

Recording No.: 201402200035

2. 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, 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: November 14, 2013

Recording No.: 201311140066

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 16, 2014

Recording No.: 201406160078

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: The Reserve at Channel Landing Owners' Association

Recording Date: November 14, 2013

Recording No.: 201311140066

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 24, 2014

Recording No.: 201411240096

5. Agreement including the terms, covenants and provisions thereof;

Regarding: Encroachments

Executed by: Nels Strandberg and City of Anacortes

Recording Date: February 13, 2014

Recording No.: 201402130047

6. 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 City of Anacortes Short Plat No. ANA-89-001:

Recording No.: 8905090034

EXHIBIT "A"

Exceptions Continued

7. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: June 9, 1958
Recording No.: 566376, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 20, 2008
Recording No.: 200811200113
9. 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 Anacortes Short Plat No. SP-05-006:
- Recording No: 201009210052
10. Agreement, including the terms and conditions thereof; entered into;
- By: City of Anacortes
And Between: Yosemite Management Group LLC
Recorded: May 5, 2006
Recording No.: 200605050081
Providing: Latecomers Agreement
Affects: Said premises and other property
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: David Jolly and Janean Jolly
Purpose: Utilities and access
Recording Date: February 5, 2025
Recording No.: 202502050062
Affects: a portion of said premises
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 04/29/2026

between Roy William Graves, Cynthia Ann Johnson ("Buyer")
Buyer Buyer

and Lynann Janean Jolly, David Nelson Jolly ("Seller")
Seller Seller

concerning 4207 Navigator Lane, Anacortes, WA 98221 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Signed by:		Authenticat ^{or}	
<u>Roy William Graves</u>	4/29/2026 16:38 PM PDT	<u>Lynann J Jolly</u>	04/29/26
<small>Buyer</small>	Date	<small>Seller</small>	Date
<u>Cynthia Ann Johnson</u>	4/29/2026 16:19 PM PDT	<u>David N Jolly</u>	04/29/26
<small>Buyer</small>	Date	<small>Seller</small>	Date
<u>Cynthia Ann Johnson</u>		<u>David Nelson Jolly</u>	