

CTC: 620062746 / TTC: 70249217

3 pages

When recorded return to:

Messaoud Walid Abbas
Nevis Holdings, LLC
8826 25th Avenue SW, Unit 201
Seattle, WA 98106

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262397

Jul 28 2026

Amount Paid \$5413.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melody Joy Pettingill, an unmarried person

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

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 1, BLOCK A, PLAN OF GARDEN ADDITION TO MT VERNON, AS PER PLAT RECORDED
IN VOLUME 3 OF PLATS, PAGE 34, 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): P52843 / 3723-001-001-0007,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: JULY 21, 2026

Melody Joy Pettingill
Melody Joy Pettingill

State of Washington

County of KINGThis record was acknowledged before me on 07/21/2026 by Melody Joy Pettingill.

Ramona G Devin
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 8/14/2027

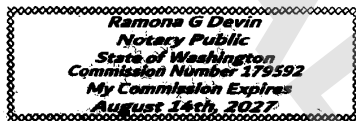


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Plan of Garden Addition to Mt. Vernon:

Recording No: 43439

2. 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."

3. Setback Easement, and the terms and conditions thereof:
Recording date: July 20, 2026 Recording No: 202607200014