



**202504090046**

04/09/2025 01:12 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

When recorded return to:

Matthew Childs and Rachel Childs  
4604 Yorkshire Drive  
Anacortes, WA 98221

214789-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 1031  
APR 09 2025

Amount Paid \$ 7365.00  
Skagit Co. Treasurer

By *LT* Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **S & J Properties LLC**, a Missouri Limited Liability Company

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Matthew Childs and Rachel Childs, a married couple**

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

Lot 88, "SKYLINE NO. 6," as per plat recorded in Volume 9 of Plats, pages 64 through 67A, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 3822-000-088-0013/P59488

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214789-LT.

Dated: 4/1/25

(Attached to Statutory Warranty Deed)

S & J Properties, LLC, a Missouri Limited Liability Company

By: 

Alexander Rasmussen, Managing Member

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

This record was acknowledged before me on this 1<sup>st</sup> day of APRIL, 2025, by Alexander Rasmussen, ~~Managing Member of S & J Properties LLC.~~  
A.C.

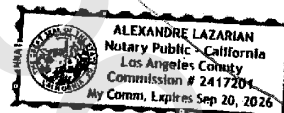
  
Signature

ALEXANDRE LAZARIAN

NOTARY PUBLIC  
Title

My commission expires: 09/20/2026

SEE ATTACHED



## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELESOn 04/01/2025

Date

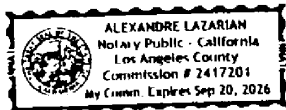
before me, Alexandre Lazarian, Notary Public

Here Insert Name and Title of the Officer

personally appeared ALEXANDER RASTUSSEN

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

## OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

## Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

## Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_