

When recorded return to:
Taylor Froling
Teller LLC
2204 Windsor Dr
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251685
Jun 02 2025
Amount Paid \$6405.00
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

620058937

Escrow No.: 620058937

STATUTORY WARRANTY DEED

THE GRANTOR(S) Koetje Rinehart Investments LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Teller LLC, a Washington limited liability company

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

Unit 1, "ROOSEVELT BUSINESS CENTER CONDOMINIUM," according to Declaration thereof
recorded under Auditor's File No. 9501170108 and Survey Map and Plans thereof recorded in
Volume 16 of Plats, pages 15 and 16, records of Skagit County, Washington.

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

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

Tax Parcel Number(s): P106641 / 4642-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/29/2025

Koetje Rinehart Investments LLC

BY: Balisa E. KoetjeBalisa E. Koetje
Managing MemberBY: James KoetjeJames Koetje
MemberState of WashingtonCounty of SKagit

This record was acknowledged before me on 5/29/2025 by Balisa E. Koetje and
James Koetje as Managing Member and Member, respectively, of Koetje
Rinehart Investments LLC.

Allison M Summers

(Signature of notary public)

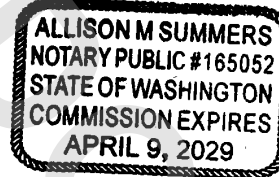
Notary Public in and for the State of WashingtonMy appointment expires: 04-09-29

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 Parker Business Center:

Recording No: 869706

2. Covenants, conditions and restrictions 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: May 19, 1978
Recording No.: 879820

Amended:

Recording No.: 8101200041
Recording No.: 8501310044
Recording No.: 8808230079

3. Water Development Agreement, including the terms, covenants and provisions thereof

Recording Date: March 8, 1983
Recording No.: 8303080002

4. Standard Participation Contract, including the terms, covenants and provisions thereof

Recording Date: August 30, 1994
Recording No.: 9408300084

5. 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 Roosevelt Business Center Condominium:

Recording No: 9501170107

EXHIBIT "A"Exceptions
(continued)

6. Covenants, conditions and restrictions 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: January 17, 1995

Recording No.: 9501170108

Amended:

Recording No.: 202304240054

7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025

Tax Account No.: P106641 / 4642-000-001-0000

Levy Code: 0930

Assessed Value-Land: \$54,000.00

Assessed Value-Improvements: \$106,100.00

General and Special Taxes:

Billed: \$2,980.77

Paid: \$0.00

Unpaid: \$2,980.77

8. Assessments, if any, levied by College Way Village Association.
9. Assessments, if any, levied by Roosevelt Business Center Owners Association.
10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.