

202509120013

09/12/2025 09:21 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Jadee LLC
403 East State Street #15
LaConner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252991
Sep 12 2025
Amount Paid \$2437.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Chicago Title
620060116

Escrow No. 25080099LC
Title Order No. 620060116

THE GRANTOR(S) Richard Daniel Marshall and Sonny Yim Marshall, husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Jadee LLC, a Washington limited liability company

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

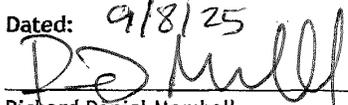
LOT C-76, "LAKE TYEE, DIVISION NO. II," AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 15 THROUGH 24, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

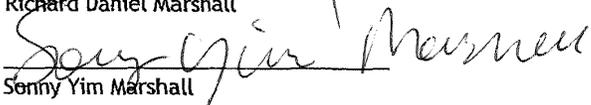
Abbreviated Legal: (Required is full legal not inserted above) LT C-76, Lake Tyee, Div No II

Tax Parcel Number(s): P79034/4229-003-076-0000

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620060116, issued by Chicago Title Insurance Company

Dated: 9/8/25


Richard Daniel Marshall


Sonny Yim Marshall

STATE OF California

) ss.

COUNTY OF

I certify that I know or have satisfactory evidence that Richard Daniel Marshall and Sonny Yim Marshall are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

PRINTED:

Notary Public in and for the State of Washington
residing at:

My Commission Expires:

See Attached Form for
Notary Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

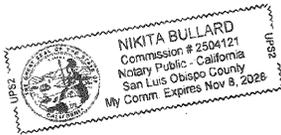
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo }

On 09/08/2025 before me, Nikita Bullard, Notary Public,
Date Here Insert Name of Officer

Personally appeared Richard Daniel Marshall, Sonny Vin Marshall
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: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 09/08/2025 Number of Pages: 2 & notary pg.

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer's name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer is Representing: _____

Signer is Representing: _____