

When recorded return to:

Loren Ness
1115 S 2nd LLC
27821 36th Avenue NW
Stanwood, WA 98292

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
NATIONAL COMMERCIAL SERVICES

4717 South 19th Street, Suite 101
Tacoma, WA 98405

Escrow No.: 253114-NCS

**CT 253114-NCS
620060271**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253498

Oct 24 2025

Amount Paid \$6229.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) SJZ Properties 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 1115 S 2nd LLC, a Washington limited liability company

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

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

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

Ptn. Lots 5 and 6, Block 11, Riverside to Mt. Vernon

Tax Parcel Number(s): P54205, 3755-011-006-0200

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 10/15/2025SJZ Properties LLC,
a Washington limited liability companyBY: [Signature]
Stacy Ziegler
Manager and Sole MemberState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Stacy Ziegler is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that he/she/they was authorized to execute the instrument and acknowledged it as Manager and Sole Member of SJZ Properties LLC, to be free and voluntary act for the uses and purposes mentioned in this instrument.

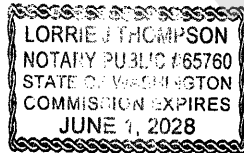
Dated: October 15, 2025Lorrie J ThompsonName: Lorrie J. ThompsonNotary Public in and for the State of WashingtonResiding at: Stanwood, WAMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

The North 42 feet of Lots 5 and 6, Block 11, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, Page 78, records of Skagit County, Washington.

EXCEPT the West 28 feet of Lot 6.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 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."

2. 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