

When recorded return to:

Jose Rodriguez
RZ Family Home Improvement LLC
2606 Northwoods Loop Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253657

Nov 07 2025

Amount Paid \$4965.00
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

Escrow No.: 620060451

CHICAGO TITLE
620060451

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sutherland K Staatz, a married man as his separate estate

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

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

LOT 1, JASMINE PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 28, 2002, UNDER AUDITOR'S FILE NO. 200202280026, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

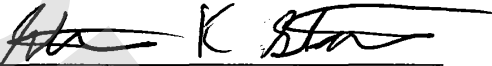
Tax Parcel Number(s): P118959 / 4791-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 11/6/2025

Sutherland K Staatz



Rebecca Matilda Sara Staatz

State of Washington
County of SKagit

This record was acknowledged before me on 11/6/2025 by Sutherland K Staatz and Rebecca Matilda Sara Staatz.

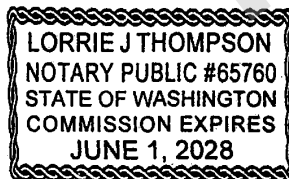

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 4, 1991
 Recording No.: 9102040072, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company, a Washington corporation
2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 5, 1991
 Recording No.: 9103050066, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 24, 2001
 Recording No.: 200108240008, records of Skagit County, Washington
 In favor of: City of Mount Vernon
 For: A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted
4. Easement, including the terms and conditions thereof, created by instrument;

Recorded: September 6, 2001
 Recording No.: 200109060034, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc., a Washington corporation
 For: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Easement No. 3: All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven, surfaces shall be located within a 5 foot perimeter or all of Grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds
5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

EXHIBIT "A"

Exceptions
(continued)

Grantor: W.M. Lindsey and Emma S. Lindsey, his wife
Recording Date: August 17, 1900
Recording No.: 34055

6. 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 PLAT OF JASMINE PLACE:

Recording No: 200202280026

7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.

