202511070074

11/07/2025 01:15 PM Pages: 1 of 5 Fees: \$307.50

Skagit County Auditor, WA

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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620060451

CHICAGO TITLE

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 (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 1

WA-CT-FNRV-02150.620019-620060451

STATUTORY WARRANTY DEED

(continued)

Dated: 11/6/2025

Sutherland K Staatz

Rebecca Matilda 837a Staatz

State of WAShington County of SKingit

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

Maria

(Signature of notary public)

Notary Public in and for the State of _

My commission expires: 6-1-2028

LORRIE J THOMPSON NOTARY PUBLIC #65760 STATE OF WASHINGTON COMMISSION EXPIRES JUNE 1, 2028

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 2

WA-CT-FNRV-02150.620019-620060451

EXHIBIT "A"

Exceptions

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: For:

Puget Sound Power & Light Company, a Washington corporation Electric transmission and/or distribution line, together with necessary

appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s); 3.

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

Easement, including the terms and conditions thereof, created by instrument; 4.

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

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of 5. entry to explore same, contained in the deed

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

WA-CT-FNRV-02150.620019-620060451

EXHIBIT "A"

Exceptions (continued)

Grantor:

W.M. Lindsey and Emma S. Lindsey, his wife

Recording Date:

August 17, 1900

Recording No.:

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:

34055

Recording No: 200202280026

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

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

between	ring is part of the Purchase and Sale a RAD Homes and Properties, LLC	and/or assigns		("D")
perween _	Buyer Buyer	Buyer		("Buyer")
and	Sutherland K Staatz			("Seller")
	Seller	Seller	• • •	(Oction)
concernin	g520 N Laventure Rd	Mount Vernon	WA 98273	(the "Property")
	Address	City	State Zip	(410 1 100011)
Buyer is Resource	aware that the Property may be s Lands Disclosure, Skagit County Coo	subject to the Skag de section 14.38, whi	it County Right- ich states:	-to-Manage Natural
cc nc m ex nc as pr nc	ng-term commercial significance in Sommercial activities occur or may occur-resource uses and may be inconvay arise from the use of chemicals; straction with associated activities, voise, and odor. Skagit County has est a priority use on designated Natural repared to accept such incompatibil ecessary Natural Resource Land operanagement Practices and local, States	ccur in the area that renient or cause disc or from spraying, p which occasionally g tablished natural reso al Resource Lands, ities, inconveniences erations when perfor	t may not be co- comfort to area re- cruning, harvesti- enerates traffic, curce management and area residers or discomfort	empatible with esidents. This and or mineral dust, smoke, ent operations at should be from normal,
in · m	the case of mineral lands, applical cluding extraction, washing, crushing inerals. If you are adjacent to conquirements from designated NR Land	, stockpiling, blasting designated NR Lar	ı, transporting an	nd recycling of
	d Buyer authorize and direct the Confice in conjunction with the deed cor			ure with the County
- Authentisign	10/03/2025	Sutherland K	arl Staatz 1	0/05/25
Buyer	Date	Seller		Date
Buyer	Date	Seller		Date