

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253678

Nov 12 2025

Amount Paid \$8085.00

Skagit County Treasurer

By Lena Thompson Deputy

Return to:
Homelight Settlement, LLC
1375 N. Scottsdale Road Suite 140
Scottsdale, AZ, 85257

Prepared by:
Nicholas Power, Esq. - WSBA # 45974
540 Guard Street, Suite 150
Friday Harbor, WA 98250

ORDER NUMBER: WA-25-26290/25-24349

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

CHRISTINA L. SPROUSE, a married woman as her separate property,

for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, conveys, and warrants to

GARY MCKENZIE and CHRISTINE MCKENZIE, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 53, "PLAT OF SKAGIT HIGHLANDS DIVISION IV", a Planned Unit Development, approved August 21, 2006 and recorded August 23, 2006 under Auditor's File No. 200608230062, records of Skagit County, Washington.

Abbreviated Legal: Lot 53, Skagit Highland IV

Property Address: 4625 Shuksan Street, Mount Vernon, WA 98273-8931

Tax Parcel Number(s): 4902-000-053-0000, P124965

Being the same property conveyed to Christina L. Sprouse, a married woman, as her separate estate, by Statutory Warranty Deed from Jeremy E. Anderson and Nicole A. Anderson, husband

and wife, recorded on 11/19/2010 in Instrument No. 201011190170, in the Office of the County Recorder for the County of Skagit, State of Washington. Further being the same property that is the subject of a Quit Claim Deed from Kevin C. Sprouse, husband of Christina L. Sprouse, to Christina L. Sprouse, a married woman, as her separate property, recorded on 11/19/2010 in Instrument No. 201011190171, in the Office of the County Recorder for the County of Skagit, State of Washington.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

Dated: 11.7.2025

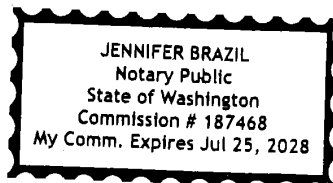
Christina L Sprouse

CHRISTINA L. SPROUSE

STATE OF Washington
COUNTY OF Skagit ss:

I certify that I know or have satisfactory evidence that CHRISTINA L. SPROUSE is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-7-25



Jennifer Brazil

Notary name printed or typed: Jennifer Brazil

Notary Public in and for the State of WA

Residing at Mount Vernon

My appointment expires: 7-25-28