

When recorded return to:

Matthew J. Staggs
4208 Seneca Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254079

Dec 19 2025

Amount Paid \$8405.00
Skagit County Treasurer
By Cain Cress Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24998-TB

THE GRANTOR(S) **Chad Wemple, Personal Representative of Estate of David Robert Wemple**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Matthew J. Staggs, an unmarried person**

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

Lot 13 of "THUNDERBIRD EAST THIRD ADDITION", as per plat recorded in Volume 13 of Plats, pages 69 and 70, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Lot 13, Thunderbird East Third Addition

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P82753/4455-000-013-0007

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24998-TB

Page 1 of 3

Dated: 12/18/2025

Estate of David Robert Wemple

By: [Signature]
Chad Wemple, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 18th day of December, 2025, by Chad Wemple, Personal Representative of Estate of David Robert Wemple.

[Signature]
Signature

Notary
Title

My commission expires: 05/10/27

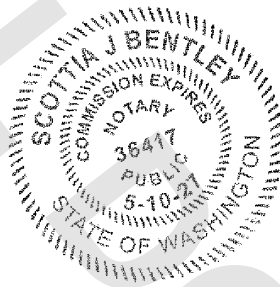


EXHIBIT A

25-24998-TB

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Keith S. Johnson and Alison R. Johnson, and Washington Federal Savings and Loan, dated June 9, 1983, recorded June 17, 1983 as Auditor's File No. 198306170022.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Thunderbird East Third Addition, recorded June 17, 1983 as Auditor's File No. 198306170021.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Standard participation contract, regarding sewers, including the terms and provisions thereof, between City of Mount Vernon and Gunner Pedersen, dated July 30, 1984 recorded July 30, 1984 as Auditor's File No. 8407300007.

By said instrument the City of Mount Vernon also acknowledged payment of \$700.00.

End of Exhibit A

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
07/08/2025

ESTATE OF DAVID ROBERT WEMPLE:	No. 25-4-00347-29 LETTERS ADMINISTRATION
-----------------------------------	---

I. BASIS

- 1.1 DAVID ROBERT WEMPLE late of SKAGIT County died intestate on or about June 24, 2025 leaving property in this state subject to administration.
- 1.2 On July 08, 2025 the court appointed CHAD WEMPLE administer the estate of the decedent according to law.
- 1.3 The administrator has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT CHAD WEMPLE is authorized by this court to administer the estate of the above decedent according to law.

DATED 07/08/2025.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
By Deanna Mallchok, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case, which was entered of record on July 08, 2025.

I further certify that these letters are now in full force and effect.

DATED: 07/08/2025

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY *Deanna Mallchok*
Deputy Clerk

DEANNA MALLCHOK

