

When recorded return to:

RAD Homes and Properties, LLC  
22519 Nature View Drive  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20254166

Dec 31 2025

Amount Paid \$9740.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 25-25122-KH

THE GRANTOR(S) **Mark D. Edick**, as his separate estate and as the surviving spouse of **Rosella R. Edick**

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

in hand paid, conveys, and warrants to **RAD Homes and Properties, LLC**, a Nevada Limited Liability Company

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

Lots 8, 9 and 10, Block 8, of the plat of Woolley, The Hub Of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County.

TOGETHER WITH that portion of the northwest quarter of the southeast quarter of the southwest quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the most northerly corner of that certain tract conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971 and recorded under AF#749220, records of Skagit County, Washington; thence N 89°43'29"E along the south line of Block 8 of the plat of Woolley, The Hub Of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County, Washington, a distance of 42.24 feet to the point of beginning of this description; thence continuing N 89°43'29"E along the south line of said Block 8, a distance of 69.11; thence S 00°04'56"W, a distance of 2.31 feet; thence N 89°40'48"W, a distance of 69.12 feet; thence N 00°19'12"E, a distance of 1.59 feet to the point of beginning.

Abbreviated legal description: Property 1:

Lots 8-10, Block 8, Woolley, The Hub Of Skagit County

**P77498/4177-008-010-0000**

Statutory Warranty Deed  
LPB 10-05


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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): P77498/4177-008-010-0000

Dated: 12/30/2025

  
Mark D. Edick, himself and heir to Rosella R. Edick Estate

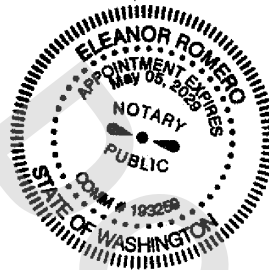
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 30<sup>th</sup> day of December, 2025, by Mark D. Edick and Mark Edick, Heir of Estate of Rosella R. Edick.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 5/5/2029



Statutory Warranty Deed  
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**EXHIBIT A**

25-25122-KH

**10. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:**

In Favor Of: Seattle Lake Shore and Eastern Railway Company

Recorded: APRIL 25, 1990

Auditor's No.: Volume 10 of Deeds, Page 450

For: "to cut down all trees dangerous to the operation of said railway"

11. 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 Survey recorded October 31, 2018 as Auditor's File No. 201810310018.

**12. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT: Titled: Boundary Line Adjustment with Easement for Maintenance and License Recorded: July 12, 2019**

Auditor's File No.: 201907120102

13. 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 Survey recorded August 30, 2019 as Auditor's File No. 201908300256.

**End of Exhibit A**Statutory Warranty Deed  
LPB 10-05

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