

When recorded return to:

Dana M. Curry
425 Investments LLC
5009 81st Place SW #4
Mukilteo, WA 98275

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254179

Dec 31 2025

Amount Paid \$10185.00
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

CHICAGO TITLE
620059461

Escrow No.: 620059461

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy Wright and Rachel Wright, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to 425 Investments LLC, a Washington limited liability company

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

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

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

LT 3, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-03-1254; BNG POR LT 4, BLK 1,
ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY

Tax Parcel Number(s): P120931 / 4169-001-004-0200

Subject to:


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

STATUTORY WARRANTY DEED

(continued)

Dated: December 26, 2025

Jeremy Wright

Rachel WrightState of WashingtonCounty of SkaagitThis record was acknowledged before me on December 26, 2025 by Jeremy Wright and Rachel Wright.

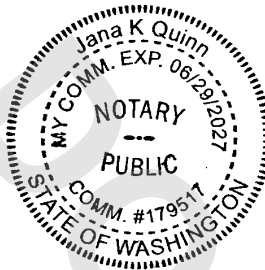
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120931 / 4169-001-004-0200

LOT 3, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-03-1254, APPROVED OCTOBER 6, 2003 AND OCTOBER 7, 2003, RECORDED OCTOBER 16, 2003 UNDER AUDITOR'S FILE NO. 200310160117, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT 4, BLOCK 1, ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Rosedale Garden Tracts of Sedro-Woolley, recorded in Volume 3 of Plats, Page 52:

Recording No: 58924

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sedro Woolley Sub-Flood Control Zone of Skagit County
Purpose: Flood control and drainage
Recording Date: July 24, 1986
Recording No.: 8607240014

3. 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 Sedro Woolley Short Plat No. SW-03-1254:

Recording No: 200310160117

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: December 15, 2003
Recording No.: 200312150197

Recording Date: December 15, 2003
Recording No.: 200312150198

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

EXHIBIT "B"Exceptions
(continued)

Recording Date: October 9, 2015
Recording No.: 201510090074

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 27, 2016
Recording No.: 201607270194
Matters shown: fence
Affects: North line

7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Sedro Woolley.
10. City, county or local improvement district assessments, if any.