

After Recording Return To:

Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260055
Date 01/08/2026

STATUTORY WARRANTY DEED

GRANTOR: CARYN R. RUUD,
a married woman, as her separate estate

GRANTEE: 520 NORTH PINE, LLC,
a Washington limited liability company

Legal Description:
Abbreviated Form: Units 1 through 5, Skagit Apartments #1, being a portion of
Section 32, Township 35, Range 04 E.W.M.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 4444-000-002-0012 / P82538
4444-000-001-0013 / P82536
4444-000-003-0011 / P82540
4444-000-004-0010 / P82542
4444-000-005-0019 / P82544

THE UNDERSIGNED GRANTOR, CARYN R. RUUD, a married woman, as her separate estate, for and in consideration of a transfer of interest in real property to an entity owned by her and which transfer falls under WAC 458-61A-211(2)(a), and which constitutes a mere change in identity or form, conveys and warrants to 520 NORTH PINE, LLC, a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors

STATUTORY WARRANTY DEED - 1

therein, to-wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

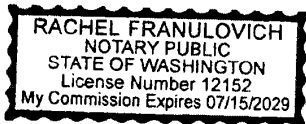
DATED effective the 31st day of December, 2025.

Caryn Ruud
CARYN R. RUUD

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 31st day of December, 2025



Rachel Franulovich
Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-15-2029

Exhibit "A"
Legal Description

Units 1-5, inclusive, Skagit Apartments #1, according to the Condominium Plan and Survey Map delineating said Apartments, recorded October 1, 1981 in Volume 13 of Plats, pages 49 and 50, under Auditor's File No. 8110010020 and as described in that certain Declaration filed October 1, 1981 under Auditor's File No. 8110010027.

TOGETHER WITH an undivided 100% interest in the Common Areas and limited Common Areas appertaining to said apartment as described and defined in said Declaration.

SUBJECT TO: Easements, restrictions and reservations of record.

Situate in Skagit County, State of Washington.