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02/24/2026 11:10 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260499

Feb 24 2026

Amount Paid \$8084.20  
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-26-29167/ 26-25304-TO

### STATUTORY WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS THAT:

STEPHEN TATE and SUMMER TATE, a married couple,

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

MATTHEW HAFFIE and KATHERINE HAFFIE, a married couple, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 31, PLAT OF KLINGER ESTATES, as per plat recorded under Auditor's File No. 200605080213, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Abbreviated Legal: Lot 31, PLAT OF KLINGER ESTATES

Property Address: 323 Helen Street, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P124449/4891-000-031-0000

Being the same property conveyed unto Stephen Tate and Summer Tate, a married couple, by

deed recorded 11/18/2016 in Instrument Number 201611180041, in the Office of the County Recorder of Skagit County, State of Washington.

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

Dated: 02/20/26

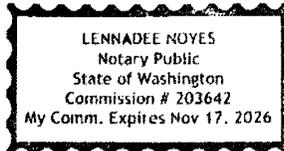
[Signature]  
STEPHEN TATE

[Signature]  
SUMMER TATE

STATE OF WA  
COUNTY OF Pierce ss:

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

Dated: 2/20/2026

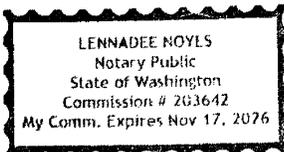


[Signature]  
Notary name printed or typed: Lenadee Noyes  
Notary Public in and for the State of WA  
Residing at Puyallup  
My appointment expires: 11/17/2026

STATE OF WA  
COUNTY OF Pierce ss:

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

Dated: 2/20/2026



[Signature]  
Notary name printed or typed: Lenadee Noyes  
Notary Public in and for the State of WA  
Residing at Puyallup  
My appointment expires: 11/17/2026