

When recorded return to:

Marcus Zimmerman and Joseph Schlegel  
7724 81st Place Northeast  
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260513  
Feb 25 2026  
Amount Paid \$6165.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Reference: 26-35-NES

Chicago Title  
620059515

THE GRANTOR(S)

Erin Sheehy, Personal Representative of The Estate of Edward Sheehy, deceased and Betty Emery, Personal Representative of The Estate of Vita Sheehy, deceased,

for and in consideration of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to  
Marcus Zimmerman, an unmarried person, and Joseph Schlegel, a married man as his separate estate.

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

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

LT 32, PLAT OF "ROSEWOOD P.U.D., PHASE 2, DIV II, REC NO. 200408170112

Tax Parcel Number(s): P121922/4842-000-032-0000

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: February 23 , 2026

The Estate of Edward Sheehy

By: \_\_\_\_\_  
Erin Sheehy, Personal Representative

The Estate of Vita Sheehy

By: Betty Emery  
Betty Emery, Personal Representative

STATE OF  
COUNTY OF

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Erin Sheehy, Personal Representative of The Estate of Edward Sheehy

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

STATE OF Washington  
COUNTY OF Skagit

This record was acknowledged before me on this 23rd day of February, 2026, by Betty Emery, Personal Representative of The Estate of Vita Sheehy.

KAB  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Notary  
Title

My commission expires: 09/11/2027

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

The Estate of Edward Sheehy

By: Erin Sheehy  
Erin Sheehy, Personal Representative

The Estate of Vita Sheehy

By: \_\_\_\_\_  
Betty Emery, Personal Representative

STATE OF Washington  
COUNTY OF Skagit

This record was acknowledged before me on this 23rd day of February, 2026, by Erin Sheehy, Personal Representative of The Estate of Edward Sheehy

K. B.  
Signature

\_\_\_\_\_  
Notary  
Title

My commission expires: 09/11/2027

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

STATE OF  
COUNTY OF

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Betty Emery, Personal Representative of The Estate of Vita Sheehy.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My commission expires:

**EXHIBIT A**  
**LEGAL DESCRIPTION**

LOT 32, PLAT OF "ROSEWOOD P.U.D., PHASE 2, DIVISION II", RECORDED AUGUST 17, 2004, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200408170112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

**Exhibit "B"**

Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: Volume 142, Page 146

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

Covenants, conditions, restrictions and easements 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

Recording Date: June 23, 1998

Recording No.: 9806230104

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

Granted to: City of Mount Vernon, a Municipal Corporation of the State of Washington

Purpose: Utility purposes

Recording Date: December 31, 1998

Recording No.: 9812310051

Affects: Portion of said premises

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

Granted to: Puget Sound Power & Light Company

Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Recording Date: August 12, 1999

Recording No.: 199908120018

Affects: South 25 feet of common area Tract A

Agreement and the terms and conditions thereof:

Executed by: Self-Help Housing and City of Mount Vernon

Recording Date: February 8, 2000

Recording No.: 200002140087

Regarding: Agreement to various terms of platting including but not limited to road improvements, signage, street lighting, etc.

Covenants, conditions, restrictions and easements 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

Recording Date: May 29, 2002

Recording No.: 200205290098

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006

Recording No.: 200602220048

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

Granted to: Puget Sound Energy, Inc.

Purpose: utility system for purposes of transmission, distribution and sale of gas and electricity

Recording Date: June 16, 2003

Recording No.: 200306160285

Affects: All streets and road rights-of-way; a strip of land 10 feet in width across all lots; all areas located within 5 feet perimeter of the exterior surface of all ground mounted vaults and transformers Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, educations, 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 the Plat of Rosewood P.U.D. Phase 2, Division 1:

Recording No: 200312030041

By-Laws of Rosewood Homeowners Association and the terms and conditions thereof:

Recording Date: March 19, 2004

Recording No.: 200403190133

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 the Plat of Rosewood PUD Phase 2, Division II: Recording No: 200408170112

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Assessments, if any, levied by City of Mount Vernon.

City, county or local improvement district assessments, if any.