

When recorded return to:

Fred Klein
13735 Rawlins Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261700

Jun 03 2026

Amount Paid \$2005.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 26-26158-KH

THE GRANTOR(S) **Wheel of Time LLC, a Washington Limited Liability Company**

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

in hand paid, conveys, and warrants to **Fred Klein, a married person**

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

Lot 4, Block 3A, "MILLER'S FIRST ADDITION TO CONCRETE, SKAGIT COUNTY, WASH." as per plat
recorded in Volume 3 of Plats, Page 101, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 4, Block 3A Miller's First Addition to Concrete

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): P70720/4055-016-004-0008

Statutory Warranty Deed
LPB 10-05

Order No.: 26-26158-KH

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Dated: 06/03/2026

Wheel of Time LLC, a Washington Limited Liability Company

By: *Christine Woodward*
Christine Woodward, Member

By: *Stephen Woodward*
Stephen Woodward, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 3rd day of June, 2026, by Christine Woodward and Stephen Woodward, Members of Wheel of Time LLC.

Kyle Beam
(Signature of notary public)
Stamp

Notary
(Title of office)

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

My commission expires: 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A

26-26158-KH

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 MILLERS FIRST ADDITION TO CONCRETE recorded on November 4, 1911 as Auditor's File No. 87408 (Volume 3 of Plats, Page 101).

End of Exhibit A