



202004030055

04/03/2020 01:53 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Mark A. Provenson and Mistee L. Provenson
14 Patterdale Place
Downingtown, PA 19335

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 12-19
APR - 3 2020

Amount Paid \$ 2485.00
Skagit Co. Treasurer
By HB Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620042012

Escrow No.: 620042012

STATUTORY WARRANTY DEED

THE GRANTOR(S) SWAK Family Investments LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Mark A. Provenson and Mistee L. Provenson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL06-0078, APPROVED NOVEMBER 28, 2007
AND RECORDED DECEMBER 17, 2007, UNDER AUDITOR'S FILE NO. 200712170121,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.) SE 29.33-4

Tax Parcel Number(s): P119001 / 330429-4-002-0300

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 27, 2020

SWAK Family Investments LLC

BY: [Signature]
Richard Romatowski, Member

BY: [Signature]
Katrina Romatowski, Manager

State of WASHINGTON
of KING COUNTY

I certify that I know or have satisfactory evidence that RICHARD ROMATOWSKI, KATRINA ROMATOWSKI is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member and Manager of SWAK Family Investment LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/1/2020

[Signature]
Name: DESIREE A YORK
Notary Public in and for the State of WA
Residing at: KING COUNTY, WA
My appointment expires: 11/15/2020

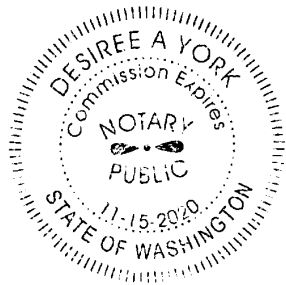


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Short Plat No. PL00-0744:
Recording No: 200203260117

2. Easement as disclosed by Statutory Warranty Deeds recorded under Recording No. 9702200088 and in Recording No. 9703050030.

3. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: July 27, 1956
Recording No.: 539337, records of Skagit County, WA
To: State of Washington

4. Notes as disclosed on the face of said Short Plat No. 93-65, as follows:
All maintenance and construction of private roads are the responsibility of the lot owners, and the responsibility of maintenance shall be in direct relationship to usage of road.
Short Plat No. and date of approval shall be included in all deeds and contracts.
Zoning – Rural (5 acre)
Sewage Disposal – Individual on-site waste disposal system
Water Supply – individual wells

5. Mound Fill System Installation Conditional Agreement and in the terms and conditions thereof:
Recorded: September 20, 1988
Recording No.: 8809200023, records of Skagit County, WA

6. Agreement, including the terms and conditions thereof, entered into
By: Skagit County
And between: Christine A. Mattson
Recorded: July 21, 1994
Recording No.: 9407210019, records of Skagit County, WA
Providing: Alternative sewage system Installation

EXHIBIT "A"Exceptions
(continued)

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Skagit County Short Plat No. 93-065:
Recording No: 9310010108
9. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 17, 2007
Recording No.: 200712170123, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Skagit County Short Plat No. PL-06-0078:
Recording No: 200712170121
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"Exceptions
(continued)

"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."

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