

**When recorded return to:**  
Christopher Edwards  
PCR Ventures LLC  
P.O Box 28874  
Bellingham, WA 98228

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051133

### STATUTORY WARRANTY DEED

THE GRANTOR(S) JS7 Properties 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 PCR Ventures LLC, a Washington limited liability company

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

Lots 13 and 14, Block 18, "VERNON HEIGHTS ADDITION TO MT. VERNON, SKAGIT CO.,  
WASH.," as per plat recorded in Volume 2 of Plats, page 108, records of Skagit County,  
Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P54578 / 3763-018-014-0007

Subject to: See Exhibit "A" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221469

Apr 08 2022

Amount Paid \$12010.00  
Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

SPECIAL EXCEPTIONS

Dated: April 1, 2022

JS7 Properties LLC, A Washington Limited Liability Company  
by John P. Wahlig and Sue A. Howard,  
trustees of The Wahlig-Howard Trust dated June 23, 2005, member

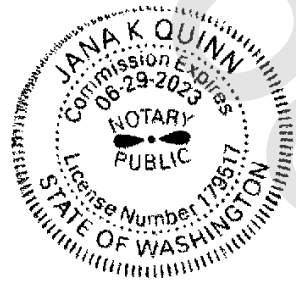
BY: [Signature]  
John P. Wahlig, Trustee  
BY: [Signature]  
Sue A. Howard, Trustee

State of Washington  
County of Skaagit

This record was acknowledged before me on 04/07/2022 by John Phillip Wahlig and Susan Ann Howard as Trustees of the Wahlig Howard Trust of , as Members of JS7 Properties, LLC.

[Signature]  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires: 06/29/2023



## Exhibit "A"

## SPECIAL EXCEPTIONS

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Vernon Heights Addition to Mt. Vernon, Skagit Co., Wash.

Recorded: April 10, 1891

Auditor's No.: 1836 (Volume 2 of Plats, page 108)

2. Matters as disclosed by survey recorded October 6, 2006 under Auditor's File No. 200610060092, records of Skagit County, Washington.  
Affects: A portion of subject land and other lands
3. Municipal assessments and impact fees, if any, levied by City of Mount Vernon.
4. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 16, 2022  
between PCR Ventures LLC ("Buyer")  
Buyer Buyer  
and JS7 Properties LLC ("Seller")  
Seller Seller  
concerning 107 N 7th Street Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authorized  
Christopher Edwards 03/16/2022  
Buyer Date

Authorized  
John Phillip Wahlig 03/17/22  
Seller Date

Authorized  
Hillary Edwards 03/16/2022  
Buyer Date

Authorized  
Sue Ann Howard 03/17/22  
Seller Date