

**When recorded return to:**

Jane Mack, an unmarried person and Robin  
Schoonover, an unmarried person  
2980 Fairlady Lane  
Las Cruces, NM 88002

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222722

Jun 30 2022

Amount Paid \$10675.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY**  
**500135212**

Escrow No.: 500135212

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Epyc 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 Jane Mack, an unmarried person and Robin Schoonover, an  
unmarried person

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

LOTS 7 AND 8, BLOCK 8, WEST MOUNT VERNON, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 2 OF PLATS, PAGE 81, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54838 / 3767-008-008-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 28, 2022

Epyc Investments LLC, A Washington Limited Liability Company

BY: [Signature] Member  
Paul Coate  
Member

BY: [Signature] member  
Yulia Coate  
Member

State of Washington  
County of Snohomish

This record was acknowledged before me on 6/28/2022 by  
Paul Coate + Yulia Coate

as Members of  
Epyc Investments LLC

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9-8-22

NOTARY PUBLIC  
STATE OF WASHINGTON  
SHARON E. SCHOONOVER  
License Number 173976  
My Commission Expires 09-08-2022

**EXHIBIT "A"**  
Exceptions

1. 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."

2. Assessments, if any, levied by Mount Vernon.
3. City, county or local improvement district assessments, if any.
4. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.