

When recorded return to:

Peter and Betsy Mandell
17320 Red Hawk Court
Mount Vernon, WA 98274Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 220364M
206253-LT

Statutory Warranty Deed


THE GRANTOR Matthew J. Simpson, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter Mandell and Betsy Mandell, a married couple

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

Abbreviated Legal:
Lot 5, Amended Red Hawk Estates, Skagit County, Washington

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P116863/ 4754-000-005-0000

Dated July 27, 2022 07/20/2022

Matthew J. SimpsonSKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223162
Aug 02 2022
Amount Paid \$8645.80
Skagit County Treasurer
By Lena Thompson DeputySTATE OF Washington)
COUNTY OF Snohomish) SS:

I certify that I know or have satisfactory evidence that Matthew J. Simpson

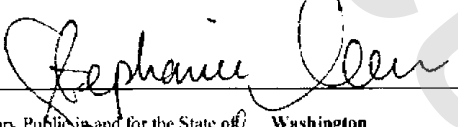
is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.Dated: 07/30/2025 2022
8
Notary Public in and for the State of Washington
Residing at Snohomish
My appointment expires: 04/07/2025NOTARY PUBLIC
STATE OF WASHINGTON
STEPHANIE BEAN
MY COMMISSION EXPIRES
APRIL 7, 2025
COMMISSION NO. 21013345

EXHIBIT A

Lot 5, "PLAT AMENDMENT TO RED HAWK ESTATES," as per plat recorded on July 26, 2005, under Auditor's File No. 200507260199, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject To:

CONDITIONAL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between James E. Youngsman
And: Skagit County
Recorded: December 14, 1992
Auditor's No.: 9212140137
Regarding: Pressurized sewage system

Findings of Fact and Entry of Order regarding PFI 91 004.ORD and VAR 91039.ORD as disclosed by instrument recorded November 2, 1993, under Auditor's File No. 9311020046.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: Portion subject premises
Dated: Not Disclosed
Recorded: January 14, 1994
Auditor's No.: 9401140129

Terms and conditions of City of Mount Vernon Annexation Agreement for Skagit I-5 Business Park, recorded June 9, 1994, under Auditor's File No. 9406090101.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington corporation
Purpose: The right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines under, over, through and across the above described property.
Area Affected: Portion of subject premises
Dated: January 1, 1998
Recorded: January 9, 1998
Auditor's No.: 9801090091

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: As constructed
Recorded: February 3, 1998
Auditor's No.: 9802030011

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: Amended Plat of Red Hawk Estates
Recorded: July 26, 2005
Auditor's No.: 200507260199

Terms, conditions, and restrictions of that instrument entitled Skagit County Planning & Development Services Plat of Lot of Record Certification:

Recorded: July 26, 2005
Auditor's No.: 200507260200

Covenants, conditions, and restrictions contained in declaration (s) of restriction, but omitting any covenant or restrictions, if any, 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 law:

Recorded: May 3, 2006
Auditor's No.: 200605030006
Executed By: Red Hawk Estates, LLC