

AFTER RECORDING MAIL TO:
Julie A. Cone, Trustee
17929 W Big Lake Blvd
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238715

Nov 09 2023

Amount Paid \$13832.22
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
First Avenue Law Group, PLLC
Escrow Number: 2023128FAL
210659-LT

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 3862-000-024-0110 / P61987

^{Living}
THE GRANTOR Abrahamson LLC, a Washington Limited Liability Company, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The Julie A. Cone Revocable Trust dated November 5, 1999, by Julie A. Cone, trustee, the following described real estate, situated in the County of Skagit, State of Washington;

LOT 24, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to easements, restrictions, reservations, covenants, and conditions of record as shown on attached Exhibit A, by this reference made a part hereof.

Dated November 6, 2023

Abrahamson LLC

Rebecca J. Bomann, JASH MGR Abrahamson LLC
By: Rebecca J. Bomann, Director of JASH Inc., a
Washington Corporation, Manager

STATE OF Washington }
County of King, SS:

I certify that I know or have satisfactory evidence that Rebecca J. Bomann
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Director of JASH, Inc., Manager
of Abrahamson LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 11/6/2023
Yesenia Quintanilla
Notary Signature
Notary Public in and for the State of Washington
Residing Kent
My appointment 6/16/2025

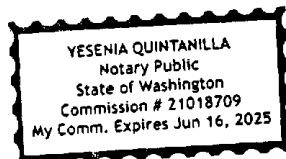


EXHIBIT A

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: Big Lake Water Front Tracts, Skagit County, Washington
Recorded: February 10, 1913
Auditor's No.: 95061 (Volume 4 of Plats, page 12)

2. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Big Lake.
3. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2
Purpose: Sanitary sewers
Area Affected: A portion of subject lands
Recorded: January 26, 1979
Auditor's File No.: 895469

5. Matters as disclosed by survey recorded November 5, 1979 under Auditor's File No. 7911050027, records of Skagit County, Washington.
(Affects a portion of subject land and other lands)

6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Jack R. Gravely and Nella Gravely
Purpose: Sanitary sewers, appurtenances and surface use
Area Affected: Northwesterly 15 feet of subject lands
Dated: August 23, 1988
Recorded: August 23, 1988
Auditor's File No.: 8808230031

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.

RB