

**After Recording Return To:**

Skagit Law Group, PLLC  
P. O. Box 336 / 227 Freeway Drive, Suite B  
Mount Vernon, WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By BELEN MARTINEZ  
Affidavit No. 20249336  
Date 01/16/2024

**STATUTORY WARRANTY DEED**

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**GRANTORS:** **JEFFREY PRESTMO and DAWN PRESTMO,**  
husband and wife

**GRANTEE:** **PMO HOLDINGS, LLC,**  
a Washington limited liability company

**Abbreviated Legal:** SUNNYSIDE BIG LAKE LOT 9

**Additional Legal on page(s):** Exhibit "A"

**Assessor's Tax Parcel Nos:** 4025-000-009-0004 / P69880

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THE GRANTORS, **JEFFREY PRESTMO** and **DAWN PRESTMO**, husband and wife, for and in consideration of the transfer of an interest in real property to a limited liability company in the same pro rata shares as held prior to transfer (mere change in form of ownership), convey and warrant to GRANTEE, **PMO HOLDINGS, LLC**, a Washington limited liability company, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, to-wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements,  
Reservations and Easements of record, if any.

DATED: 1-15, 2024.



JEFFREY PRESTMO



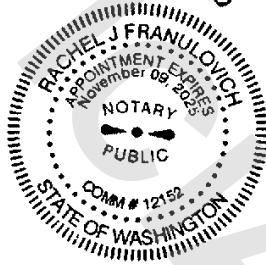
DAWN PRESTMO

STATUTORY WARRANTY DEED - 2

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence **JEFFREY PRESTMO** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 15, 2024.

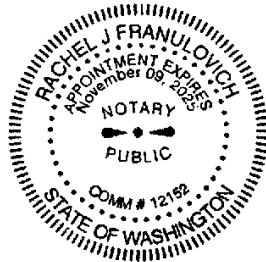


*Rachel J. Franulovich*  
(Signature of Notary)  
Rachel Franulovich  
(Legibly Print or Type Name of Notary)  
My appointment expires: 11-09-2025

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence **DAWN PRESTMO** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 15, 2024.



*Rachel J. Franulovich*  
(Signature of Notary)  
Rachel Franulovich  
(Legibly Print or Type Name of Notary)  
My appointment expires: 11-09-2025

STATUTORY WARRANTY DEED - 3

Exhibit "A"  
Legal Description

TRACT 9, "ASSESSOR'S PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE NORTHEASTERLY 20 FEET OF TRACTS 1 TO 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE 140 FOOT WIDE RAILROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY, RUNNING NORTHWESTERLY AND SOUTHEASTERLY THROUGH GOVERNMENT LOT 1 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 5 EAST W.M., WHICH LIES BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF TRACT 9 OF THE "ASSESSOR'S PLAT OF SUNNYSIDE BIG LAKE TRACTS", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "A"