

AFTER RECORDING MAIL TO:
Dalton and Patricia Schwetz
20140 Hill Vue St
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249905
Mar 15 2024
Amount Paid \$10007.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for Record at Request of
First Avenue Law Group, PLLC
Escrow Number: 2024017FAL

Statutory Warranty Deed

GUW 23-19562

Assessor's Tax Parcel Number(s): P99952/4559-000-043-0002

THE GRANTOR Jonas Home 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 Patricia Schwetz and Dalton Schwetz, a married couple

the following described real estate, situated in the County of Skagit, State of Washington;
LOT 43, "PLAT OF BROWN AND MCMILLEN DIV. NO. 2", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 184 AND 185, RECORDS OF 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 March 12, 2024

Jonas Home LLC
Rebecca J. Bomann / SASH MGR, Jonas Home LLC
By: Rebecca J. Bomann, Director of SASH 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 SASH, Inc., Manager of Jonas Home LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 12th, 2024

Yesenia Quintanilla

Notary Signature
Notary Public in and for the State of Washington
Residing Kent
My appointment 6/16/2025

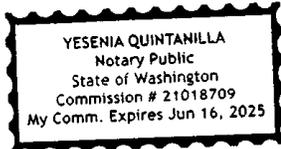


EXHIBIT A

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Brown & McMillen, Div. No. 2, recorded July 5, 1991, as Auditor's File No. 9107050005. Above covenants, conditions and restrictions were amended and recorded June 30, 2015 as Auditor's File No. 201506300035.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 12, 1991, as Auditor's File No. 9103120116.

Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 21, 1992, as Auditor's File No. 9201210120.

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Brown & McMillen: Division No. 2, recorded July 5, 1991, as Auditor's File No. 9107050004.

Any tax, fee, assessments or charges as may be levied by Hill Vue Estates.

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.

