

**When recorded return to:**

Anthony Muhinja  
Northwoods 2519, LLC  
4722 NE 3rd Pl  
Renton, WA 98059

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241770

Aug 15 2024

Amount Paid \$9382.22  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

L20056784

Escrow No.: 620056784

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Beverley Rudd, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Northwoods 2519, LLC, a Washington limited liability company

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

LOT 10, PLAT OF NORTH WOODS, RECORDED FEBRUARY 13, 2003 UNDER RECORDING  
NO. 200302130139, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

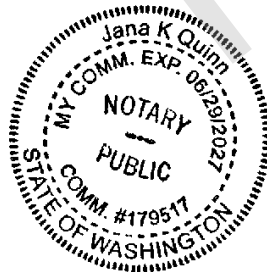
Tax Parcel Number(s): P120029 / 4810-000-010-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: August 13, 2024Beverley Rudd  
Beverley RuddState of WashingtonCounty of SkagitThis record was acknowledged before me on August 13 2024 by Beverley Rudd.Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027

## EXHIBIT "A"

### Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Puget Sound Energy, Inc., a Washington corporation  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: November 6, 2001  
 Recording No.: 200111060118  
 Affects: Portion of said premises
  
2. Agreement to Change Grade and the terms and conditions thereof:
 

Recording Date: December 19, 2001  
 Recording No.: 200112190134
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Puget Sound Energy, Inc., a Washington corporation  
 Purpose: Underground electric system, together with necessary appurtenances  
 Recording Date: September 6, 2002  
 Recording No.: 200209060018  
 Affects: Portion of said premises
  
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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 applicable law, as set forth on the Plat of North Woods:
 

Recording No: 200302130139
  
5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
 

Recording Date: February 13, 2003  
 Recording No.: 200302130140

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "A"****Exceptions**  
(continued)

Recording Date: March 11, 2013  
Recording No.: 201303110164

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: North Woods Homeowners Association, its successors and assigns  
Recording Date: February 13, 2003  
Recording No.: 200302130140

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Mount Vernon.
10. City, county or local improvement district assessments, if any.