

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250007

Jan 02 2025

Amount Paid \$8005.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:  
Alexandra Braymen and Devon Pegues  
1120 N 12th Pl  
Mount Vernon, WA 98273

Recording Requested by:  
Title Alliance Puget Sound, LLC  
33434 8th Avenue S, No 102  
Federal Way, WA 98003  
File No. 720-203375  
Land Title #214076-LT

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Randolph E O'Donnell, an unmarried man as his sole and separate property**

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to **Alexandra Braymen, an unmarried person, and Devon Pegues, an unmarried person**

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

**Lot 18, "KULSHAN RIDGE P.U.D.," as per plat recorded on October 9, 2003, under Auditor's File No. 200310090064, records of Skagit County, Washington.**

**Situate in the County of Skagit, State of Washington.**

Subject to: This conveyance is subject to covenants, conditions, restrictions, and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey and attached hereto as Exhibit A

Tax Parcel Number(s): **P120898**

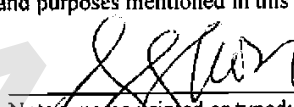
Dated: 12/26/24

  
Randolph E O'Donnell

STATE OF WA  
COUNTY OF King ss.

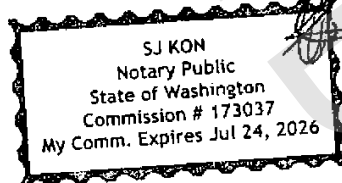
I certify that I know or have satisfactory evidence that Randolph E O'Donnell, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-27-24

  
Notary name printed or typed:  
Notary Public in and for the State of  
Residing at  
My appointment expires:

SJ Kon  
WA  
King

7/24/26



**RESERVATIONS CONTAINED IN DEED:**

Executed By: Charles T. Swett and Beryl Swett, husband and wife

Recorded: March 1, 1946

Auditor's No.: 388909

As Follows:

- a.) Reserving, however, unto the grantors herein their heirs or assigns. The right to use the easement, herein granted, jointly with said grantees.
- b.) The grantors herein limit their warranty to the above described premises, excepting, however, from such warranty the South 208 feet of that portion contained in the easement grant.

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: City of Mount Vernon

Purpose: The right to lay, maintain, operate, relay and remove at any time sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate, and remove said line, with right of ingress and egress to and from the same Area Affected: The South 10 feet of Lots 3, 4, 5 & 6 and the South 10 feet of the East 5 feet of Lot 7

Dated: September 20, 1962

Recorded: September 27, 1962

Auditor's No.: 626799

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: City of Mount Vernon, Washington

Purpose: "...City to construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto..."

Area Affected: Portion of subject property

Dated: March 1, 1996

Recorded: March 4, 1996

Auditor's No.: 9603040076

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

Portion of subject property

"Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts, green belt areas and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-way."

Dated: January 13, 2003

Recorded: January 21, 2003

Auditor's No.: 200301210215

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: Kulshan Ridge P.U.D.

Recorded: October 9, 2003

Auditor's No.: 200310090064

NOTE: Reference is hereby made to instrument recorded December 8, 2003, under Auditor's File No. 200312080151 , entitled "Administrative Amendment to Kulshan Ridge PUD.

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 15, 2003

Recorded: October 9, 2003

Auditor's No.: 200310090065

Executed By: Martin Loberg

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: October 31, 2003, December 8, 2003 and January 17, 2006

Auditor's Nos.: 200310310181 , 200312080151 and 200601170153