

When recorded return to:
Michael Mahoney and Tammy Mahoney
8156 Ruby Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250047
Jan 08 2025
Amount Paid \$10629.11
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057157

CHICAGO TITLE
620057157

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mid Valley Homes LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys and warrants to Michael Mahoney and Tammy Mahoney, a married couple

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

LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL-93-0042 RECORDED ON APRIL 13, 2010,
UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201004130062, BEING A PORTION OF THE
NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

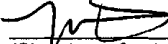
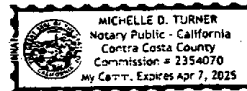
Tax Parcel Number(s): P130113 / 350717-1-001-1000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 1/2/25

Mid Valley Homes LLC

BY: Lisa Theodoratus
Sole MemberState of CALIFORNIACounty of MARINThis record was acknowledged before me on 1/2/2025 by Lisa Theodoratus as
SOLE MEMBER of Mid Valley Homes LLC.
(Signature of notary public)
Notary Public in and for the State of CALIFORNIA
My appointment expires: 4-7-25

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of MARIN

On 1/2/2025 before me, MICHELLE D. TURNER, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LISA THEODORATIS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature] (Seal)

EXHIBIT "A"

Exceptions

1. Unrecorded Right-of-way Deed Construction Notice as disclosed by Deed, including the terms, covenants and provisions thereof

Recording No.: 92383

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording No.: 183087

3. 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 Short Plat No 51-79:

Recording No: 7907310040

4. Roadway and Utility Easement, including the terms, covenants and provisions thereof

Recording No.: 9409290002
Recording No.: 9411180026

5. Title Notification, including the terms, covenants and provisions thereof

Recording Date: September 19, 1999
Recording No.: 199909100139

6. 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 Short Plat No. PL-93-0042:

Recording No: 201004130062

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

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

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. City, county or local improvement district assessments, if any.