Skagit County Auditor, WA

When recorded return to: Alexis Kendall 42005 Codar Street

42005 Cedar Street Concrete, WA 98237

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20250074 Jan 13 2025 Amount Paid \$655.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620057879

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) PNW Property Brokers 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 Alexis Kendall, an unmarried woman and Alexander Adamek, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington: LOT 5, BLOCK O, CAPE HORN ON THE SKAGIT DIVISION NO. 2, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, INCLUSIVE, 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): P63446 / 3869-015-005-0007

Subject to:

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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STATUTORY WARRANTY DEED

(continued)

Dated: 10125

PNW Property Brokers # (

BY:

Stacy LaCount Sole Member

State of _ U

County of _____

This record was acknowledged before me on JANVARY 6, 2025 by Stacy LaCount as Sole Member of PNW Property Brokers LLC.

(Signature of notary public)

Notary Public in and for the State of

My appointment expires: 6 - 1 - 2

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

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EXHIBIT "A"

Exceptions

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

Granted to:

Puget Sound Power and Light Company

Purpose:

Electric transmission and/or distribution line, together with necessary

appurtenances

Recording Date:

August 17, 1965

Recording No.:

670429

Affects:

As constructed

2. 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 Cape Horn on the Skagit Division No. 2:

Recording No: 682588

3. 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:

July 13, 1965

Recording No.:

668869

4. 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 19, 1970

Recording No.:

736184

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

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EXHIBIT "A"

Exceptions (continued)

Recording Date:

December 15, 1976

Recording No.:

847451

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:

Cape Horn Maintenance Company

Recording Date:

December 15, 1976

Recording No.:

847451

7. Covenants, conditions and restrictions 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:

June 21, 1993

Recording No.:

9306210022

8. Agreement and the terms and conditions thereof:

Executed by:

Leon P. Leonovich and Skagit County

Recording Date: November 19, 1990

Recording No.:

9011190062

Skagit County Planning and Development Services Findings of Fact and the terms and 9. conditions thereof

Recording Date:

April 4, 2007

Recording No.:

200704040097

Skagit County Planning and Development Services and the terms and conditions thereof: 10.

Recording Date:

March 11, 2024

Recording No.:

202403110057

Mitigation plan public water system wellhead protection area and the terms and conditions 11. thereof:

Recording Date:

April 16, 2024

Recording No.:

202404160044

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands 12. Disclosure, Skagit County Code Section 14.38, which states:

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EXHIBIT "A"

Exceptions (continued)

"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."

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

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Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

Buyer

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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Date

Rev. 10/14 Page 1 of 1			OURCE LANDS D	ISCLOSURE AL	L RIGHTS RESERVED
The follow	ving is part of th	e Purchase and Sale	Agreement dated	12/09/2024	
THE IONOV	Alexis Ann Ker	e i dichase and Sale idall		vrence Adamek	1.00
petween	Buyer		Buyer	· · · · · · · · · · · · · · · · · · ·	("Buyer")
and		ty Brokers LLC	- Doyer		("Seller")
and	Seller	ty Dioneis LDC	Seller		(Sellel)
concernir	g42005 Cedar	St	Concrete	WA 98237	(the "Property")
	Address		City	State Zip	
Resource	Lands Disclosu	Property may be ure, Skagit County Coupplies to parcels des	de section 14.38,	which states:	•
kc n n e n a p n N	ong-term commonmercial activon-resource using arise from extraction with a coise, and odor, is a priority use repared to acceed to acceed an agement Prayaman activo acceed an agement Prayaman agement Prayaman activos a priority use repared to acceed an agement Prayaman acceed an agement Prayaman acceed an access and access an access access an a	ed or within 1/4 mile of cercial significance in strict of the use of chemicals associated activities, Skagit County has estimated Nature at Resource Land opactices and local, States	Skagit County. A secur in the area venient or cause of the country	variety of Natural F that may not be co discomfort to area r g, pruning, harvest y generates traffic, resource managem ds, and area reside noces or discomfort erformed in complia	Resource Land compatible with residents. This ing or mineral dust, smoke, ent operations in should be from normal, ance with Best
ir n	ncluding extracti ninerals. If you	mineral lands, applicion, washing, crushing under adjacent to modesignated NR Lan	g, stockpiling, blas designated NR	ting, transporting a	nd recycling of
Seller an Auditor's	d Buyer autho office in conjun	rize and direct the Cotion with the deed co	enveying the Prope	erty.	sure with the County
Alexis A	nn Kendall	12/10/2024	Stacy	LaCount	10/09/2024
Buyer		Date	e Seller		Date
Alexander /	awrence Adamek	12/10/2024			

Date

Seller