

When recorded return to:
Harry Low and Wendy Low
1720 Grand Avenue
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250233

Jan 29 2025

Amount Paid \$9384.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of Equity Title of Washington, LLC
Escrow Number: 25-120191

214049-LT

STATUTORY WARRANTY DEED

Abbreviated Legal: Lot 43, Big Fir North PUD, Ph. 1

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4922-000-043-0000/P126026

THE GRANTOR JEFFREY CHAO-CHENG WANG, A MARRIED MAN AS HIS SEPARATE ESTATE, for and in consideration of Ten Dollars and No/100 (\$10.00) and other valuable consideration in hand pays, conveys and warrants to HARRY LOW AND WENDY LOW, A MARRIED COUPLE, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 43, BIG FIR NORTH P.U.D. PHASE 1, according to the plat thereof, recorded March 23, 2007, under Auditor's File No. 200703230073, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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

Dated: Jan 25, 2025

Jeffrey Chao-Cheng Wang

State of Pennsylvania

County of Allegheny

S.S.

I certify that I know or have satisfactory evidence that Jeffrey Chao-Cheng Wang is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: January 25, 2025

(Seal or stamp)

Commonwealth of Pennsylvania - Notary Seal
ISABELLA BRETZ - Notary Public
Allegheny County
My Commission Expires December 4, 2028
Commission Number 1382454

Isabella Bretz
Notary Public in and for the State of Pennsylvania
Residing at: 132 Southview Rd, Pgh, PA 15237
My appointment expires: 12.04.2028