

When recorded return to:

Christoffer R Dickman and Mariah A Dickman
7606 Valeria Place
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20250549

Feb 28 2025

Amount Paid \$1925.00
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

CHICAGO TITLE
620057125

Escrow No.: 620057125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Onyx Investments, 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 Christoffer R Dickman and Mariah A Dickman, a married couple

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

LOT 13 "ELK HAVEN ESTATES" AS RECORDED AUGUST 6, 2002, UNDER AUDITOR'S FILE
NO. 200208060083, 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): P119392 / 4797-000-013-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 2/26/25

Onyx Investments, LLC

BY: _____

Jeffrey Mason
Member

BY: _____

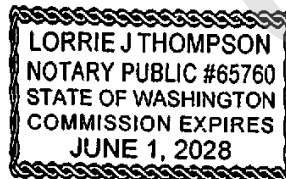
Scott Mason
MemberState of WashingtonCounty of SkagitThis record was acknowledged before me on February 26, 2025 by Jeffrey Mason and Scott Mason as Member and Member, respectively, of Onyx Investments, LLC.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 107496

No determination has been made as to the current ownership or other matters affecting said reservations.

2. Reservations and recitals contained in the Deed as set forth below:

Dated: July 17, 1945
Recording Date: August 23, 1945
Recording No.: 382733

No determination has been made as to the current ownership or other matters affecting said reservations.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as contained in Declaration, filed in United States District Court Cause No. 347-73C2,

In favor of: United States of America
Providing: Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; the right to fell, limb and top all trees, brush and snags within 29 feet of any conductor; to improve, use and maintain an existing roadway, 20 feet in width

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: August 12, 1999
Recording No.: 199908120015

5. 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 ELK HAVEN ESTATES:

Recording No: 200208060083

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

6. Covenants, conditions, restrictions, assessments 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: August 6, 2002
Recording No.: 200208060084

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200602220047
Recording No.: 200907090089

7. Protected Critical Area Agreement and the terms and conditions thereof:

Recording Date: August 6, 2002
Recording No.: 200208060085

8. 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."

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