

**When recorded return to:**  
Roxanne Rakoczy-Hatting  
3222 Kromer Ave  
Everett, WA 98201

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250638  
Mar 06 2025  
Amount Paid \$11520.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
620057843

Escrow No.: 620057843

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Quentin Elliot and Cheryl Elliot, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Roxanne Rakoczy-Hatting, an unmarried person

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

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

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

LTS 9 AND 10, BLK 12, PLAT OF TOWN OF SEDRO

Tax Parcel Number(s): P75410 / 4149-012-010-0007

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 3/2/2025

*Quentin Elliot*  
Quentin Elliot

*Cheryl Elliot*  
Cheryl Elliot

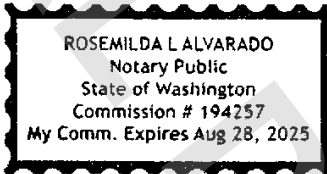
State of WA  
County of Snohomish

This record was acknowledged before me on 3/02/2025 by Quentin Elliot and Cheryl Elliot.

*Rosemilda L Alvarado*  
(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 08/28/2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P75410 / 4149-012-010-0007**

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LOTS 9 AND 10, BLOCK 12, PLAT OF TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Town of Sedro: Recording No: Volume 1 Page 17
2. 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."
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights
4. Assessments, if any, levied by Sedro Woolley.

**EXHIBIT "B"**  
Exceptions  
(continued)

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