

When recorded return to:

Julien Raja Hajjar
916 Garfield Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250753

Mar 17 2025

Amount Paid \$7765.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: **002519-SB**

Chicago Title
620058112

Statutory Warranty Deed

THE GRANTORS Dale Boswell and Cydnie Cruea, a married couple for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Julien Raja Hajjar, an unmarried man** the following described real estate, situated in the County of **Skagit, State of Washington**

Abbreviated Legal:

LT. 6, CITY OF MOUNT VERNON BSP NO. MV2-93 B.S.P, ENTITLED WESTFIELD PLACE, REC NO. 9312150018, BEING PTN GOVT LT. 13, SEC 19-34-4E, W.M.

Tax Parcel Number(s): **P104167 / 340419-0-069-1009**

LOT 6, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV2-93 B.S.P, ENTITLED WESTFIELD PLACE, APPROVED DECEMBER 14, 1993, AND RECORDED DECEMBER 15, 1993, IN VOLUME 11 OF SHORT PLATS, PAGE 32 AND 33, UNDER AUDITOR'S FILE NO. 9312150018, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 13, OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated 3-6-25

Dale Boswell
Dale Boswell

Cyndie Cruca
Cyndie Cruca

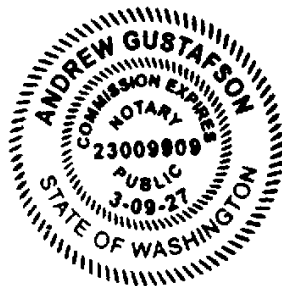
STATE OF WA
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Dale Boswell and Cyndie Cruca**

are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 3-6-25

[Signature]



Notary Public in and for the State of WA
Residing at FERNDLE
My appointment expires: 3-09-27

Exhibit "A"

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: August 31, 1993
Recording No.: 9308310085
Affects: Portion of said premises

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 City of Mount Vernon Binding Site Plan NO. MV 2-93, B.S.P.:

Recording No: 9312150018

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: December 15, 1993
Recording No.: 9312150021

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.