

**When recorded return to:**

Kristina Lyn Dowell  
1622 Spruce Court  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251023

Apr 08 2025

Amount Paid \$9028.00  
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

Escrow No.: 620057701

CHICAGO TITLE  
620057701

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elizabeth J. Paschke, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Kristina Lyn Dowell, a single woman

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

LOT 10, VIEW CREST NO. 2, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES  
193 AND 194, 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): P100445 / 4573-000-010-0009

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)Dated: 3 April 2025Elizabeth J. Paschke  
Elizabeth J. PaschkeState of WashingtonCounty of SnohomishThis record was acknowledged before me on April 3, 2025 by Elizabeth J. Paschke.Lorrie J. Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028

**EXHIBIT "A"**  
Exceptions

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

Recording Date: September 21, 1900  
Recording No.: Volume 41, page 285  
Regarding: Reserving coal and mineral rights

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

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: December 3, 1990  
Recording No.: 9012030081

3. Exceptions and reservations as contained in instrument;

Recording Date: July 29, 1991  
Recording No.: 9107290003

4. 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 View Crest No. 2, recorded in Volume 14 of Plats, Pages 193 and 194:

Recording No: 9108120008

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

Recording Date: August 12, 1991  
Recording No.: 9108120009

Modification(s) of said covenants, conditions and restrictions

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

Recording Date: May 1, 1992  
Recording No.: 9205010110

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.