

When recorded return to:

Tholen Justin Julius Blasko and Arianna Kveven
Calvin
2401 South 18th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251692

Jun 02 2025

Amount Paid \$10452.00
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.: 620058725

CHICAGO TITLE
620058725

STATUTORY WARRANTY DEED

THE GRANTOR(S) Reed Eckstrom, a married person as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tholen Justin Julius Blasko and Arianna Kveven Calvin, a
married couple

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

LOT 30, "PLAT OF SKAGIT VIEW ESTATES", RECORDED NOVEMBER 15, 2002, UNDER
AUDITOR'S FILE NO. 200211150098, 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): P119843 / 4805-000-030-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 2, 2025



Reed Eckstrom

State of WashingtonCounty of SKagitThis record was acknowledged before me on June 2, 2025 by Reed Eckstrom.

(Signature of notary public)

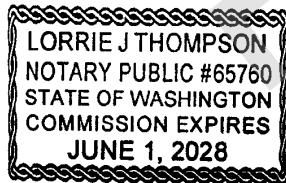
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Reservation in favor of Hamilton Farm and Timber Company, a corporation to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933 under Recording No.: 259092.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Alfred J. Gritz, a single man
Purpose: Ingress, egress and utilities
Recording Date: May 13, 1965
Recording No.: 666097
Affects: Portion of said premises and other property
3. Reservations and Restrictions set forth in instruments recorded under

Recording No: 667911
Recording No: 667912
4. Special Use Permit for a Storm water detention pond and the terms and conditions thereof:

Recording Date: August 12, 1996
Recording No.: 9608120096
5. Utility and Access Easement Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon, State of Washington and Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust
Recording Date: March 12, 1997
Recording No.: 9703120087
6. City of Mount Vernon Annexation Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon and Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust
Recording Date: March 12, 1997
Recording No.: 9703120088
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility systems
Recording Date: March 19, 2002
Recording No.: 200203190104
Affects: Portion of said premises

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

8. 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: November 14, 2002

Recording No.: 200211140201

9. 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 Skagit View Estates:

Recording No: 200211150098

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Mt Vernon.
13. General and special taxes and charges, payable February 15, delinquent if first half unpaid on

EXHIBIT "A"Exceptions
(continued)

May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: P119843 / 4805-000-030-0000
Levy Code: 0930
Assessed Value-Land: \$209,300.00
Assessed Value-Improvements: \$395,600.00

General and Special Taxes:

Billed: \$6,403.03
Paid: \$0.00
Unpaid: \$6,403.03

14. City, county or local improvement district assessments, if any.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.