

**When recorded return to:**  
Rebecca Peltz and James Gartner  
415 N Waugh Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252101  
Jul 07 2025  
Amount Paid \$11698.00  
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.: 620059009

**CHICAGO TITLE**

620059009

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David John Rasavage, as Successor Trustee under the provisions of a Trust Agreement dated 4/23/99, known as Revocable Trust No. 7236

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Rebecca Peltz and James Gartner, a married couple

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

LOT 36, "PLAT OF HILLTOP HAVEN NO. 2", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 2 AND 3, 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): P83160 / 4472-000-036-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 06-30-25

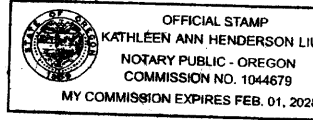
David Rasavage, as Successor Trustee under the provisions of a Trust Agreement dated 4/23/99,  
known as Revocable Trust No. 7236

BY: *David Rasavage*  
David Rasavage  
Successor Trustee

State of Oregon  
County of Lane

This record was acknowledged before me on 6/30/2025 by David Rasavage as  
Successor Trustee of a Trust Agreement dated 4/23/99, known as Revocable Trust No. 7236.

*Kathleen Ann Henderson*  
(Signature of notary public)  
Notary Public in and for the State of Oregon  
My appointment expires: 2/1/2028



**EXHIBIT "A"**  
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 HILLTOP HAVEN NO. 2:

Recording No: 8501310022

2. 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: July 20, 1987  
Recording No.: 8707200074

Being a re-record of Recording No.: 8607210126

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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."

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

5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.