

202507180103

07/18/2025 01:30 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252293

Jul 18 2025

Amount Paid \$6885.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Andrew James Schmitt
213 N 8th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
500160813

Escrow No.: 500160813

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pdawg LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Andrew James Schmitt, an unmarried person and Brooke Zibell, an unmarried person

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

LOT(S) 15 AND 16, BLOCK 14, "VERNON HEIGHTS SECOND ADDITION TO MT. VERNON, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 15 FEET OF LOT 15.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54651 / 3764-014-016-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: July 17, 2025

Pdawg LLC

BY: [Signature]Miriam R Barger
MemberBY: [Signature]James Barger
MemberState of WashingtonCounty of SnohomishThis record was acknowledged before me on July 17, 2025 by Miriam R Barger and James Barger as Members of Pdawg LLC.

(Signature of notary public)

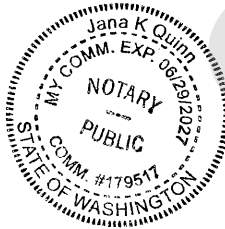
Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2027

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 Vernon Heights Second Add to Mount Vernon:

Recording No: Volume 3, Page 62

2. Terms and conditions of City of Mount Vernon Ordinance No. 2566:

Recording Date: November 2, 1993

Recording No.: 9311020101

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."

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