

202508080055

08/08/2025 12:42 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Jeremiah Ray Moon
403 Simons Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252555

Aug 08 2025

Amount Paid \$7445.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24004-TB

THE GRANTOR(S) **Alysa N. Holtum and David J. Holtum, a married couple**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Jeremiah Ray Moon, an unmarried person**

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

Lot 3, Block 5, NORRIS ADDITION TO BURLINGTON, according to the plat thereof, recorded in Volume 6 of
Plats, Page 3, records of Skagit County, Washington .

Situate in Skagit County, Washington

Abbreviated legal description: Property 1:
Lot 3, Block 5, NORRIS ADDITION TO BURLINGTON

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A"
attached hereto

Tax Parcel Number(s): P72803/4091-005-003-0008

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24004-TB

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Dated: 8-7-25

Alysa N. Holtum
Alysa N. Holtum
David J. Holtum
David J. Holtum

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 7th day of August, 2025, by Alysa N. Holtum and David J. Holtum.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

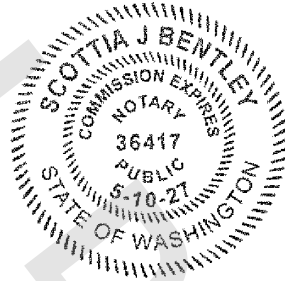


EXHIBIT A

25-24004-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named NORRIS ADDITION TO BURLINGTON recorded November 27, 1946 as Auditor's File No. 398437 (Volume 6 of Plats, Page 3).
10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on June 30, 2015 as Auditor's File No. 201506300144 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance.

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24004-TB

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If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A