

When recorded return to:

Alex Emanuelson
17749 Pull And Be Damned Rd
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252663

Aug 18 2025

Amount Paid \$5365.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Order No.: 25-2477

Title Order No.: 620059683 Chicago Title

THE GRANTOR(S)

Joanne Kennerley, a married person as their separate property, who formerly acquired title as Joanne Hohmann

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Alex Emanuelson, an unmarried person

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

LOT 2 OF SKAGIT COUNTY SHORT PLAT PL02-0204, RECORDED UNDER AUDITORS FILE NUMBER 200210090172, BEING A PORTION OF SOUTHWEST 1/4, SECTION 35, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: LT 2, SP REC NO 200210090172

Tax Parcel No(s): P119597 / 340235-3-005-0100

Dated: 8/12/25Joanne Kennerley
Joanne KennerleySTATE OF WA.County OF Sagit

On this day personally appeared before me Joanne Kennerley, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

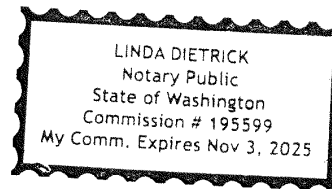
Given under my hand and seal of office this 12th day of Aug., 2025.Linda Dietrick
Notary PublicPrinted Name: Linda DietrickMy Commission Expires: 11/03/2025

EXHIBIT "A"

1. Covenants, conditions and restrictions but omitting any covenants or restrictions contained in Deed, 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 No.: 624186
2. 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 Short Plat PL02-0204:
Recording No: 200210090172
3. Protected Critical Area Easement, including the terms, covenants and provisions thereof
Recording Date: October 9, 2002
Recording No.: 200210090173.