

When recorded return to:
Ramy Lewez Hanna and Sylvia Eskander Hanna
19687 Trophy Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253712
Nov 14 2025
Amount Paid \$40830.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620059662

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059662

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rachael Sparwasser, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ramy Lewez Hanna and Sylvia Eskander Hanna, a married couple

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

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

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

LT 4, SHORT PLAT NO. 97-0041, REC NO. 199908130025, BEING A PTN NE 1/4, SEC 29-33-4E, W.M.

Tax Parcel Number(s): P99752 / 330429-1-003-0500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 10, 2025

Rachael Sparwasser
Rachael Sparwasser

State of Washington

County of Skagit

This record was acknowledged before me on November 10, 2025 by Rachael Sparwasser.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

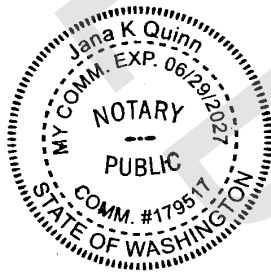


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99752 / 330429-1-003-0500

LOT 4 OF SHORT PLAT NO. 97-0041, RECORDED AUGUST 13, 1999, UNDER RECORDING NO. 199908130025, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES, OVER AND ACROSS TROPHY LANE (PRIVATE ROAD) AS SHOWN ON THE FACE OF SHORT PLAT NO. 97-0041, RECORDED AUGUST 13, 1999, UNDER RECORDING NO. 199908130025, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, by instrument(s);

Recorded: November 9, 1921
 Recording No.: 152900, records of Skagit County, Washington
 In favor of: Kenneth McLeod
 For: The right to construct and maintain a concrete reservoir in a certain spring in the Southwest Quarter of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian; and also the right to lay and maintain a pipeline from said reservoir over and across said 40 acres

Note: Exact location and extent of easement is undisclosed of record.

2. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: March 1, 1956
 Recording No.: 533687, records of Skagit County, Washington
 To: State of Washington

3. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: September 30, 1968
 Recording No.: 718745, records of Skagit County, Washington
 To: State of Washington

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 3, 1988
 Recording No.: 8808030050
 In favor of:
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion of said premises in the North Half of the Northeast Quarter of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian

5. Special Use Permit including the terms and conditions thereof;

Recorded: July 13, 1988
 Recording No.: 8807130006

EXHIBIT "B"Exceptions
(continued)

Affects: Portion of said premises in the Northeast Quarter of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian

6. Covenants, conditions and restrictions 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: October 9, 1991
Recording No.: 9110090095

7. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 21, 1992
Recording No.: 9208210076
In favor of: Puget Sound Power and Light Co.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of said premises in the North Half of the Northeast Quarter of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian

8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 27, 1992
Recording No.: 9208270077
In favor of: Puget Sound Power and Light Co.
For: Electric transmission and/or distribution line, together with necessary appurtenances

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 26, 1992
Recording No.: 9210260022
In favor of: Puget Sound Power and Light Co.
For: Electric transmission and/or distribution line, together with necessary appurtenances

10. Agreement, including the terms and conditions thereof; entered into;

By: Marion J. Larkin
And Between: Skagit County

EXHIBIT "B"Exceptions
(continued)

Recorded: June 16, 1993
Recording No.: 9306160078
Providing: Alternative Sewer System
Affects: Said short plat

11. Agreement, including the terms and conditions thereof; entered into;

By: Terri Edgington
And Between: Skagit County
Recorded: August 10, 1993
Recording No.: 9308100146
Providing: Waiver and covenant not to sue for damages caused by steep slopes, slides, unstable soils, or sliding

12. 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: December 3, 1998
Recording No.: 9812030041

13. 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: December 4, 1998
Recording No.: 9812040035

14. Obligation for maintenance of an easement granted over other property pursuant to instrument recorded under Skagit County Recording No. 9812040035.

15. 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 No. 97-0041:

EXHIBIT "B"Exceptions
(continued)

Recording No.: 199908130025

16. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Non-Exclusive easement and maintenance declaration
 Recording Date: August 13, 1999
 Recording No.: 199908130026
 Affects: Portion of said premises
17. Protected Critical Area Easement Agreement and the terms and conditions thereof:
- Recording Date: August 13, 1999
 Recording No.: 199908130027
18. 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: June 29, 2000
 Recording No.: 200006290087
19. 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: June 29, 2000
 Recording No.: 20006290088
20. 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: June 29, 2000
 Recording No.: 20006290089
21. Notice of On-Site Sewage Maintenance Agreement Requirement, and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: September 21, 2009
Recording No.: 200909210110

Affects: Said Lot 4

22. Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: September 24, 2009
Recording No.: 200909240055

Affects: Said Lot 4

23. Surface Water Source Limited Mitigation Summary, and the terms and conditions thereof:

Recording Date: October 20, 2009
Recording No.: 200910200025

Affects: Said Lot 4

24. 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: to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Recording Date: March 7, 2011
Recording No.: 201103070110

25. 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: to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Recording Date: March 7, 2011
Recording No.: 201103070111

26. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "B"Exceptions
(continued)

27. 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."

28. City, county or local improvement district assessments, if any.



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 07, 2025

between Ramy Lewez Hanna Sylvia Eskander Hanna ("Buyer")
Buyer Buyer
and Rachael Sparwasser ("Seller")
Seller Seller
concerning 19687 Trophy Lane Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticity
Ramy Lewez Hanna 10/07/2025
Buyer Date

Authenticity
Rachael Sparwasser 10/08/25
Seller Date

Authenticity
Sylvia E. Hanna 10/07/2025
Buyer Date

Authenticity
Seller Date