

202512240012

12/24/2025 09:51 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Blaze C. Lomeli
22729 Nature View Drive
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20254124

Dec 24 2025

Amount Paid \$6597.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-25086-TB

THE GRANTOR(S) **Aaron Ross and Jourdan Tewalt, a married couple**

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

in hand paid, conveys, and warrants to **Blaze C. Lomeli, an unmarried man**

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

Lot 1, Block 41, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 1, Block 41, FIRST ADDITION TO THE TOWN OF SEDRO

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): P75786/4150-041-001-0003

Order No.: 25-25086-TB

Statutory Warranty Deed
LPB 10-05

Page 1 of 3

Dated: 12/18/25

[Signature]
Aaron Ross

Jourdan Tewalt
Jourdan Tewalt

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 18th day of December, 2025, by Aaron Ross and Jourdan Tewalt.

Scottie J Bentz
Signature

Notary
Title

My commission expires: 05/10/27

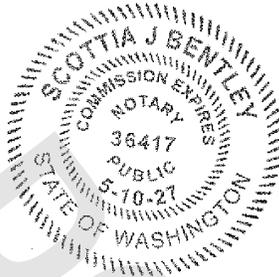


EXHIBIT A

25-25086-TB

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: First Addition to the Town of Sedro
Recorded: January 11, 1890
Volume 3 of Plats, Page 29

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 24, 2002 as Auditor's File No. 200206240116 .

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. 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