

**When recorded return to:**  
Brian Beck and Dawna Holloway  
13709 Rector Road  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260131  
Jan 15 2026  
Amount Paid \$20598.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620060923

**CHICAGO TITLE**  
620060923

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rector Ventures, LLC, a Washington limited liability company and Mitchell Worldwide LLC, a Washington limited liability company and Mitchell Sanchez 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 Brian Beck and Dawna Holloway, 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. 1, SHORT PLAT NO. 96-044 IN NE, 29-35-3E, W.M.

Tax Parcel Number(s): P111475/350329-1-004-0300, P34940/35032-1-004-0007,  
P34941/35032-1-004-0106, P34942/35032-1-004-0205

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: January 14, 2026

Rector Ventures, LLC  
BY: [Signature]  
David B. Mitchell  
Member

BY: [Signature]  
Deborah L. Mitcell  
Member

Mitchell Worldwide LLC  
BY: [Signature]  
Todd Mitchell  
Member

BY: [Signature]  
Julie Mitchell  
Member

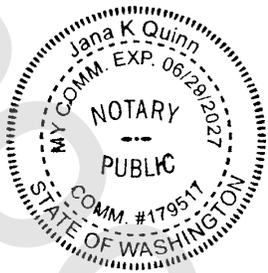
Mitchell Sanchez LLC  
BY: [Signature]  
Heidi Mitchell-Sanchez  
Member

BY: [Signature]  
Raul Sanchez-Ramirez  
Member

State of Washington  
County of Skagit

This record was acknowledged before me on January 14, 2026 by David B. Mitchell and Deborah L. Mitcell as Member and Member, respectively, of Rector Ventures, LLC.

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



STATUTORY WARRANTY DEED

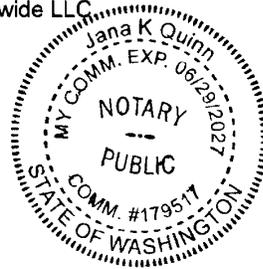
(continued)

State of Washington

County of Skagit

This record was acknowledged before me on January 14, 2026 by Todd Mitchell and Julie Mitchell as Member and Member, respectively, of Mitchell Worldwide LLC

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

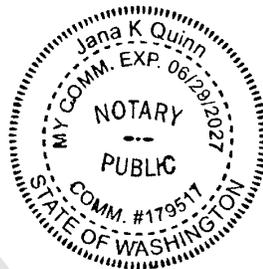


State of Washington

County of Skagit

This record was acknowledged before me on January 14, 2026 by Heidi Mitchell-Sanchez and Raul Sanchez-Ramirez as Member and Member, respectively, of Mitchell Sanchez LLC.

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): P111475/350329-1-004-0300, P34940/35032-1-004-0007,  
P34941/35032-1-004-0106 and P34942/35032-1-004-0205**

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LOT 1, SHORT PLAT NO. 96-044, APPROVED MARCH 17, 1997, RECORDED JUNE 12, 1997 IN VOLUME 13 OF SHORT PLATS, PAGES 5 AND 6, UNDER AUDITOR'S FILE NO. 9706120045 AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**EXHIBIT "B"**  
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 Survey:

Recording No: 8012020019

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 Survey:

Recording No: 9102070002

3. 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. 96-044:

Recording No: 9706120045

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.

**EXHIBIT "B"**Exceptions  
(continued)

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. The Land has been classified as Forest Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 807813

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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