

When recorded return to:

Mason Schwetz
16387 Bradley Rd
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20262996

Sep 11 2026

Amount Paid \$7109.00

Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

Chicago Title
620063188

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620063188

STATUTORY WARRANTY DEED

THE GRANTOR(S) Doreen C. Nelson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Mason Schwetz, an unmarried person

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

LOT 26, SUNSET CREEK PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 168, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P111504 / 4694-000-026-0000

Subject to:

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

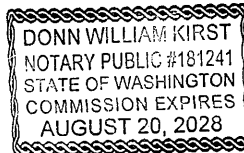
STATUTORY WARRANTY DEED
(continued)Dated: 9-9-2024Doreen C. Nelson
Doreen C. NelsonState of WACounty of KINGThis record was acknowledged before me on 9-9-24 by Doreen C. Nelson.(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 8-20-2028

EXHIBIT "A" 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 the Plat of Sunset Creek Planned Unit Development:

Recording No: 9705300114

2. 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: May 30, 1997
Recording No.: 9705300115

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 10, 1998
Recording No.: 9802100121

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 16, 2003
Recording No.: 200301160119

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 23, 2004
Recording No.: 200403230118

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Sunset Creek Planned Unit Development Homeowners Association
Recording Date: May 30, 1997
Recording No.: 9705300115

4. Findings of Fact Final Plat FP 97 0023 and the terms and conditions thereof:

EXHIBIT "A"Exceptions
(continued)

- Recording Date: May 27, 1997
Recording No.: 9705270033
5. Rural Resource Designation Title Notification and the terms and conditions thereof:
- Recording Date: October 1, 1996
Recording No.: 9610010068
6. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:
- Recording Date: July 21, 2011
Recording No.: 201107210087
7. 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."
8. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 August 08, 2026

between Mason Schwetz ("Buyer")
Buyer Buyer
and Doreen C Nelson ("Seller")
Seller Seller
concerning 7495 Merganser Lane Bow WA 98232 (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.

Authentication
Mason Schwetz 08/09/2026
Buyer Date

Authentication
Doreen C Nelson 08/10/26
Seller Date

Buyer Date

Seller Date