

**When recorded return to:**  
Lawrence C. Elsom and Keiko K. Elsom  
1109 South 27th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236509  
**May 16 2023**  
Amount Paid \$7525.00  
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

**CHICAGO TITLE**

*620053697*

Escrow No.: 620053697

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brohood Investments Company 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 Keiko Elsom and Lawrence Elsom, wife and husband

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 33, "PARTINGTON PLACE DIV 2"

Tax Parcel Number(s): P100398 / 4568-000-033-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4-26-23

Brohood Investments Company LLC

BY: Ronald Depano  
Ronald Depano  
Manager and Sole Member

State of Washington

County of Skagit

This record was acknowledged before me on April 26, 2023 by Ronald Depano as  
Manager and Sole Member of Brohood Investments Company LLC.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 03/01/2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P100398 / 4568-000-033-0002**

LOT 33, "PARTINGTON PLACE DIVISION 2", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS AT PAGE(S) 191 AND 192, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:	Gerald D. Gilbertson and Sharon K. Gilbertson, husband and wife
Purpose:	Ingress, egress and utilities
Recording Date:	June 25, 1965
Recording No.:	668262
Affects:	Portion of said premises
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light Company
Purpose:	Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system together with the right to remove brush trees and landscaping which may constitute a danger to said lines
Recording Date:	April 15, 1991
Recording No.:	9104150079
Affects:	Portion of said premises

Said instrument is re-recording of:

Recording Date:	December 14, 1990
Recording No.:	9012140084
  
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 the Plat of Partington Place Division 1:  

Recording No: 9108070007
  
4. 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 Partington Place Division 2:  

Recording No: 9108090086

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

5. Notes on the face of said City of Mount Vernon Short Plat No. MV-1-91, as follows:
- A. Short plat number and date of approval shall be included in all deeds and contracts.
  - B. Zoning - R-1, 9.6.
  - C. Sewage Disposal - City of Mount Vernon.
  - D. Water - P.U.D. No. 1.
  - E. This property is SUBJECT TO and TOGETHER WITH easements, reservation restrictions, covenants and other instruments of recording including but not limited to those instruments recorded under Auditor's File Nos.:
- Recording Date: June 25, 1965  
Recording No.: 668262
- Recording Date: November 4, 1982  
Recording No.: 8211040012
- and
- Recording Date: July 3, 1989  
Recording No.: 8907030063
6. 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: September 13, 1991  
Recording No.: 9109130093
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: December 12, 1991  
Recording No.: 9112120049
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Mt Vernon.

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

9. 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 March 29, 2023  
between Lawrence C Elsom Keiko K Elsom ("Buyer")  
Buyer Buyer  
and Brohood Investment Co LLC ("Seller")  
Seller Seller  
concerning 1109 S 27th Street 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.

Authenticator  
Lawrence C Elsom 03/29/2023  
Buyer Date

DocuSigned by:  
 3/30/2023  
Seller 386DC194455... Date

Authenticator  
Keiko K Elsom 03/29/2023  
Buyer Date

Seller Date