

When recorded return to:
Nicholas W. Rud and Kaitlyn N. Rud
4380 Tull Rd Apt 403
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238542
Oct 26 2023
Amount Paid \$5253.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056146

Escrow No.: 620055146

STATUTORY WARRANTY DEED

THE GRANTOR(S) EMM Real Estate Holdings 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 Nicholas W. Rud and Kaitlyn N. Rud, husband and wife and Roy
M. Carbajal and Heather D. Carbajal, husband and wife

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 69, SAMISH RIVER PARK, DIV NO. 1

Tax Parcel Number(s): P68763 / 3990-000-069-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10-20-2023

EMM Real Estate Holdings LLC

BY: [Signature]
Ernest Martinez
Manager

State of NEVADA

County of CLARK

This record was acknowledged before me on 10/20/2023 by Ernest Martinez as
Manager of EMM Real Estate Holdings LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of NEVADA
My appointment expires: 2/15/2025

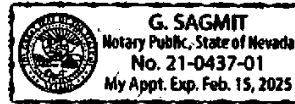


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68763 / 3990-000-069-0004

LOT 69, SAMISH RIVER PARK, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 43 AND 44, RECORDS OF SKAGIT COUNTY,
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 granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 10, 1929
Recording No.: 225812
Affects: Portion of said premises

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: August 15, 1967
Recording No.: 703232

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 16, 1968
Recording No.: 710329

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 12, 1979
Recording No.: 7904120004

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 22, 1995
Recording No.: 9509220088

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 23, 1998
Recording No.: 9803230110

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 1998
Recording No.: 9808180048

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

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: Samish River Park Inc.
Recording Date: August 15, 1967
Recording No.: 703232

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 Samish River Park Division No. 1, recorded in Volume 9 of Plats, Pages 43 and 44:

Recording No: 703269

5. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Samish River.
6. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Samish River.
7. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. 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

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

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."

11. City, county or local improvement district assessments, if any.
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 September 23, 2023

between Nicholas W Rud Kaitlyn N Rud ("Buyer")
Buyer Buyer
and EMM Real Estate Holdings LLC ("Seller")
Seller Seller
concerning 18695 Jolly Road Burlington WA 98233 (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.

Authenticates
Nicholas W Rud 09/23/2023
Buyer Date

Authenticates
Ernest Martinez 09/25/23
Seller Date

Authenticates
[Signature] 09/23/2023
Buyer Date

Authenticates

Seller Date