

**When recorded return to:**  
Julie M. Maxim  
47745 Van Horn Ln  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039994

CHICAGO TITLE CO.  
020039994

**STATUTORY WARRANTY DEED**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4805  
Oct 31 2019  
Amount Paid \$2853.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

THE GRANTOR(S) Eric C. Hoort, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Julie M. Maxim, an unmarried woman

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.)

LTS 15, 16, 17 AND 18, THE PLAT OF SKAGIT STEELHEAD TRACTS

Tax Parcel Number(s): P69522 / 4012-000-016-0000, P69523 / 4012-000-017-0009, P69524 /  
4012-000-018-0008

Tax Parcel Number(s):

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 4, 2019

  
Eric C. Hoot

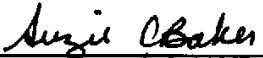
State of MI

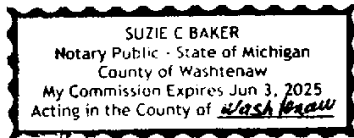
County of Washtenaw

I certify that I know or have satisfactory evidence that

Eric C. Hoot  
 is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Oct 29, 2019

  
Name: Suzie C Baker  
Notary Public in and for the State of MI  
Residing at: Washtenaw County  
My appointment expires: 6-3-25



**EXHIBIT "A"****Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Skagit Steelhead Tracts, recorded in Volume 8 of Plats, Page 10:

Recording No: 599653

2. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Skagit River.
3. 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 Skagit River.
4. 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.
5. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
6. 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."

**EXHIBIT "A"**  
Exceptions  
(continued)

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.