

**When recorded return to:**  
Kelsey Herrenkohl  
490 Spring Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051118

**CHICAGO TITLE**

620051118

**STATUTORY WARRANTY DEED**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221643

Apr 21 2022

Amount Paid \$7765.00

Skagit County Treasurer

By Lena Thompson Deputy

THE GRANTOR(S) Nicholas Hoffman and Nicole Hoffman, who acquired title as Nicole Vojkovich, a married couple

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

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

LOT 15, PLAT OF SPRING MEADOWS - DIV I, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 17 OF PLATS, PAGES 65 AND 66, 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): P114858 / 4732-000-015-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4/13/22

*Nicholas Hoffman*  
Nicholas Hoffman

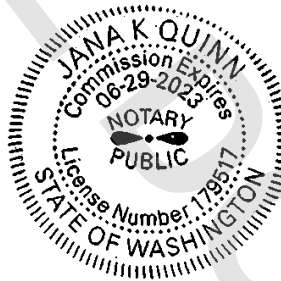
*Nicole Hoffman*  
Nicole Hoffman

State of Washington  
County of Skaat

This record was acknowledged before me on 04/13/2022 by Nicholas Hoffman and Nicole Hoffman.

*Janak Quinn*  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Arlington  
My commission expires: 06/29/2023



**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 PLAT OF SPRING MEADOWS DIV. 1:  
  
Recording No: 9905140014
  
2. Terms and conditions of Ordinance:  
  
Executed by: City of Sedro-Woolley  
Recorded: January 26, 1994  
Auditor's No.: 9401260022, records of Skagit County, Washington
  
3. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association  
  
Recorded: April 15, 1999  
Auditor's No.: 9904150047, records of Skagit County, Washington
  
4. 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: March 4, 1999  
Recording No.: 9903040085  
  
AMENDED by instrument(s):  
Recorded: May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006  
Auditor's No(s): 9905250019, 200007240001, 200608280166 and 200612070087

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

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: March 4, 1999  
Auditor's No.: 9903040085, records of Skagit County, Washington  
Imposed By: Vine Street Fund, L.L.C.

AMENDED by instrument(s):

Recorded: April 15, 1999, May 25, 1999 and July 24, 2000  
Auditor's No(s): 9904150048, 9905250019 and 200007240001, records of Skagit County, Washington

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Sedro Woolley.
9. 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."