

**When recorded return to:**

Javier Jair Santana and Emma Irene Santana  
1216 North 12th Place  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620051480

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eric L Hunt and Kaylee Hunt, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Javier J Santana and Emma Irene Santana, a married couple

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

LOT 24, KULSHAN RIDGE P.U.D., AS PER PLAT RECORDED ON OCTOBER 9, 2003, UNDER AUDITOR'S FILE NO. 200310090064, 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): P120904 / 4824-000-024-0000,

Subject to:

1. See Exhibit "A" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX



Affidavit No. 20222554

Jun 21 2022

Amount Paid \$6765.00  
Skagit County Treasurer  
By Lena Thompson Deputy

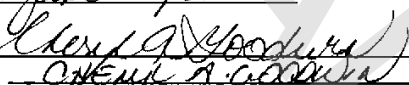
**STATUTORY WARRANTY DEED**  
(continued)

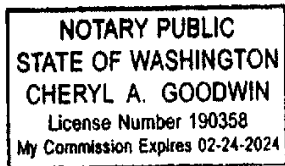
Dated: June 7, 2022

  
\_\_\_\_\_  
Eric L Hunt  
  
\_\_\_\_\_  
Kaylee Hunt

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Eric L Hunt and Kaylee Hunt are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 10, 2022  
  
\_\_\_\_\_  
Name: Cheryl A. Goodwin  
Notary Public in and for the State of Washington  
Residing at: Everett  
My appointment expires: 2.24.24



**EXHIBIT "A"  
EXCEPTIONS**

**Order No.:** RES70194692

1. Reservations as contained in Deed and the terms and conditions thereof:

Executed By: Charles T. Swett and Beryl Swett, husband and wife  
Recording Date: March 1, 1946  
Recording No.: 388909

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon, Washington, a municipal corporation of Skagit County.  
Purpose: sewage  
Recording Date: September 20, 1962  
Recording No.: 626799  
Affects: South 10 feet of the East 210 feet

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: utility systems for the transmission, distribution and sale of gas and electricity  
Recording Date: January 21, 2003  
Recording No.: 200301210215  
Affects: portion of said premises

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 Plat of Kulshan Ridge P.U.D.:

Recording No: 200310090064

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

5. 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: October 9, 2003  
Recording No.: 200310090065

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 31, 2003  
Recording No.: 200310310181

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 8, 2003  
Recording No.: 200312080151

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 17, 2006  
Recording No.: 200601170153

6. 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: Kulshan Ridge Homeowners Association  
Recording Date: October 9, 2003  
Recording No.: 200310090065

**EXHIBIT "A"**  
**EXCEPTIONS**  
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.