

When recorded return to:
Larry Hyatt and Jane Hyatt
11201 N El Mirage Road, F31
El Mirage, AZ 85335

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051897

Escrow No.: 620051897

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aubrey R. Hopkins and Sarah R. Hopkins, 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 Larry Hyatt and Jane Hyatt, a married couple and Jessica
Hartzog and Joshua Hartzog, a married couple

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.)

UNIT 32A, NORTH HILL TOWNHOMES, PHASE 1 CONDOMINIUM

Tax Parcel Number(s): P126333 / 4932-000-032-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 20222713

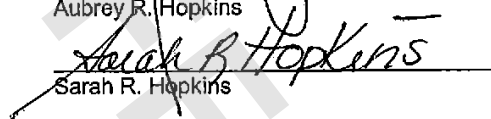
Jun 30 2022

Amount Paid \$7445.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: June 17, 2022



Aubrey R. Hopkins


Sarah R. Hopkins

State of New York
County of Oswego
This record was acknowledged before me on 6/21/2022 by Aubrey R. Hopkins and Sarah R. Hopkins.



(Signature of notary public)
Notary Public in and for the State of New York
My commission expires: 03/21/2025

JODI L. HUNSDON
NOTARY PUBLIC, STATE OF NEW YORK
Registration Number # 01HU6123954
Qualified in Oswego County
Commission Expires Mar. 21, 2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126333 / 4932-000-032-0000

UNIT 32A OF "NORTH HILL TOWNHOMES, PHASE 1 CONDOMINIUM", ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 200706260089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions and restrictions 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: April 9, 1968
Recording No.: 712213

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

Granted to: Puget Sound Energy, Inc.
Purpose: to construct, operate maintain, repair, replace and enlarge an electric transmission and/or distribution system
Recording Date: November 6, 2001
Recording No.: 200111060117
Affects: Portion of said premises

3. Regulatory Notice/Agreement that may include Covenants, Conditions and Restrictions affecting the subject property:

Recording Date: December 9, 2001
Recording No.: 200112190136

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

Granted to: Puget Sound Energy, Inc.
Purpose: to construct, operate maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Recording Date: May 14, 2004
Recording No.: 200405140159
Affects: Portion of said premises

5. Covenants, conditions and restrictions 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: May 5, 2005
Recording No.: 200505050093

EXHIBIT "B"

Exceptions
(continued)

6. 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 North Hill PUD:

Recording No: 200505050094

7. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: North Hill Town Homes Phase 1
Recording Date: June 26, 2007
Recording No.: 200706260089

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 22, 2008
Recording No.: 200812220036

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 2008
Recording No.: 200812310101

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 30, 2013
Recording No.: 201312300088

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 28, 2015
Recording No.: 201507280086

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"

Exceptions
(continued)

Recording Date: March 2, 2018
Recording No.: 201803020016

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 28, 2019
Recording No.: 201908280031

8. 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 North Hill Townhomes Phase 1:

Recording No: 200706260088

amendments of said survey map as follows:

Recording Date: June 26, 2007
Recording No.: 200706260088

Recording Date: December 22, 2008
Recording No.: 20081222037

Recording Date: December 31, 2008
Recording No.: 200812310105

Recording Date: July 28, 2015
Recording No.: 201507280085

Recording Date: January 5, 2017
Recording No.: 201701050050

and

Recording Date: August 28, 2019
Recording No.: 201908280030

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

Granted to: Comcast of Washington
Purpose: Cable facilities
Recording Date: May 23, 2008

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200805230069

10. Lien of assessments levied pursuant to the Declaration for North Hill Townhomes Owners Association to the extent provided for by Washington law.
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. 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."

13. Assessments, if any, levied by Mt. Vernon.
14. 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 June 4, 2022
between Jane Hyatt Larry Hyatt ("Buyer")
Buyer Buyer
and Aubrey R Hopkins Sarah R Hopkins ("Seller")
Seller Seller
concerning 2612 River Vista Lane Mount Vernon WA 98273 (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
Jane Hyatt 06/05/22
Buyer Date

Authenticator
Larry Hyatt 06/06/22
Buyer Date

[Signature] 6-9-2022
Seller Date

Sarah R Hopkins 6-9-2022
Seller Date