

When recorded return to:
Amanda Paule Samson and Nathan Christopher
Zabel
2706 River Vista Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224628
Nov 17 2022

Amount Paid \$10319.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620052557

Escrow No.: 620052557

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy A. Newman and Laurie Newman, 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 Amanda Paule Samson and Nathan Christopher Zabel, wife
and husband

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

LOT 17, "PLAT OF NORTH HILL, PUD" AS PER THE PLAT RECORDED ON MAY 5, 2005,
UNDER AUDITOR'S FILE NO. 200505050094, 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): P122817 / 4855-000-017-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 28, 2022



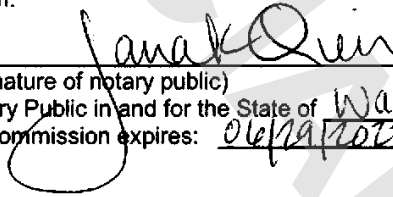
Timothy A. Newman



Laurie Newman

State of Washington
County of Snohomish

This record was acknowledged before me on 11/16/2022 by Timothy A. Newman and Laurie Newman.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

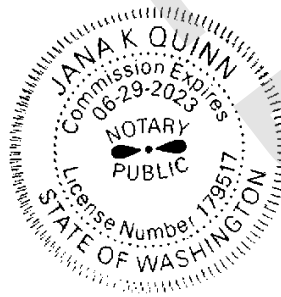


EXHIBIT "A"
Exceptions

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. 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 18, 1968
Recording No.: 712627

Said Instrument is a re-recording under Recording No. 712212

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

In favor of: Paul Hamburg and Flora Hamburg, husband and wife
Purpose: Storm Drainage
Recording Date: October 11, 1979
Recording No.: 7910110039
Affects: Portion of said premises

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

Granted to: Gerald Hamburg and Marie A. Hamburg, husband and wife, Eugene R. Marble & Joan Marie Marble, husband and wife; Olaf A. Gildness and Gayle Gildness, husband and wife
Purpose: Storm drainage
Recording Date: November 12, 1981
Recording No.: 8111120001
Affects: Portion of said premises

5. Consent to change of grade and the terms and conditions thereof:

Recording Date: December 19, 2001
Recording No.: 200112190136

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

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
 Recording Date: November 6, 2001
 Recording No.: 200111060117
 Affects: Portion of said premises
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: The right 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
8. 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: October 5, 2004
 Recording No.: 200410050029
9. 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: May 5, 2005
 Recording No.: 200505050093
10. 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: North Hill Homeowners Association

EXHIBIT "A"Exceptions
(continued)

Recording Date: May 5, 2005
Recording No.: 200505050093

11. 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 North Hill PUD:

Recording No: 200505050094

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Mt Vernon.

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 08/29/2022
between Nathan Christopher Zabel and Amanda Paule Samson ("Buyer")
Buyer Buyer
and Laurie Newman and Timothy A Newman ("Seller")
Seller Seller
concerning 2706 River Vista Loop 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.

DocuSigned by:
Nathan Zabel 8/29/2022
ESRE19019726485...
Buyer Date

DocuSigned by:
Timothy A Newman 8/30/2022
2674037ECC06417...
Seller Date

DocuSigned by:
Laurie Newman 8/29/2022
41DE2D67C45448B...
Buyer Date

DocuSigned by:
Laurie Newman 8/30/2022
07E5030F9890482...
Seller Date