



202212160118

12/16/2022 11:02 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:
Heidi Dawn Goheen
2708 River Vista Loop
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052868

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224924

Dec 16 2022

Amount Paid \$9535.80

Skagit County Treasurer

By Josie Bear Deputy

CHICAGO TITLE

620052868

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig A. Faire and Raelynn Faire, 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 Heidi Dawn Goheen, an unmarried person and Paul Richard Steiner, an unmarried person

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

LOT 18, "PLAT OF NORTH HILL PUD", ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 2005 UNDER SKAGIT COUNTY 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): P122818 / 4855-000-018-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 5, 2022

Craig A. Faire
Craig A. Faire

RaeLynn Faire
RaeLynn Faire

State of WA
County of Pierce

This record was acknowledged before me on 12/9/22 by Craig A. Faire and RaeLynn Faire.

Krystal Wade
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-12-26

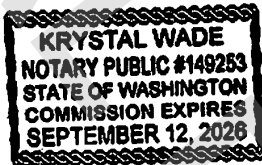


EXHIBIT "A"
Exceptions

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 18, 1968
Recording No.: 712827
Executed By: Dorthea Anderson

Said instrument is a re-recording of instrument(s):

Recording No.: 712212

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

Recording Date: November 12, 1981
Recording No.: 8111120001
In favor of: Paul Hamburg and Flora Hamburg
Regarding: Storm Drainage

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

Recording Date: November 6, 2001
Recording No.: 200111060117
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

4. Terms, conditions, and restrictions of that instrument entitled Consent to Change Grade;

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

5. 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: Underground facilities
Recording Date: May 14, 2004
Recording No.: 200405140159
Affects: Portion of said premises

EXHIBIT "A"Exceptions
(continued)

6. 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 5, 2004
Recording No.: 200410050029

7. 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

8. 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

9. 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
Recording Date: May 5, 2005
Recording No.: 200505050093

10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.36, 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

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

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.

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Dues, Charges and/or Assessments, if any, levied by The North Hill Homeowners Association.
14. Assessments, if any, levied by City of Mount Vernon.