

When recorded return to:

Sky Hamilton and Bradley Hamilton
26767 Hoehn Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237607

Aug 10 2023

Amount Paid \$16559.00
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 COMPANY
620054534

Escrow No.: 620054534

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nichole Weide, an unmarried person and Jason Cutright, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Sky Hamilton and Bradley Hamilton , 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.)

LTS 18 AND 19, PEAVEY'S ACREAGE TRACTS NO. 1 AND 2

Tax Parcel Number(s): P67986 / 3966-002-019-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7-28-2023

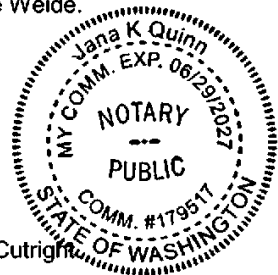
Nichole Weide
Nichole Weide

Jason Cutright
Jason Cutright

State of Washington
County of Skaagit

This record was acknowledged before me on 07/26/2023 by Nichole Weide.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027 JKQ



State of Washington
County of Skaagit

This record was acknowledged before me on 07/28/2023 by Jason Cutright.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

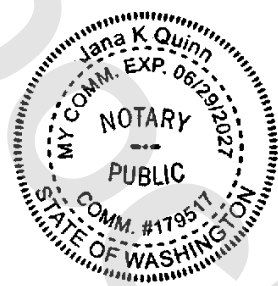


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67986 / 3966-002-019-0001

LOTS 18 AND 19, PEAVEY'S ACREAGE TRACTS NO. 1 AND 2, SECTIONS 17, 20, 21, 22 AND 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH., AS PER THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED OCTOBER 27, 1966, AND RECORDED OCTOBER 28, 1966, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 690222.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Peavey's Acreage Tracts No. 1 & 2:

Recording No: 43979

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

Purpose: Electric power transmission
Recording Date: November 27, 1970
Recording No.: 746200
Affects: Portion of said premises

3. Easement Agreement and the terms and conditions thereof:

Recording Date: December 30, 2005
Recording No.: 200512300065

4. Planning & Permit Center Record of Lot Certification and the terms and conditions thereof:

Recording Date: June 10, 2005
Recording No.: 200506100073

5. 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 Survey:

Recording No: 200605110124

6. Title Notification and the terms and conditions thereof:

Recording Date: May 31, 2006
Recording No.: 200605310187

7. Protected Critical Area Site Plan and the terms and conditions thereof:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: May 31, 2006
Recording No.: 200605310188

8. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: May 31, 2006
Recording No.: 200605310189

9. 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: Right to use the easement area to construct, operate, maintain, repair, replace, improve, remove and enlarge one or more utility systems for purposes of transmission, distribution and sale of gas and electricity
Recording Date: July 11, 2006
Recording No.: 200607110104
Affects: Portion of said premises

10. 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."

11. 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 July 14, 2023

between Bradley Hamilton Buyer Sky Hamilton Buyer ("Buyer")

and Nichole Weide Seller Jason Curtright Seller ("Seller")

concerning 26767 Hoehn Road Address Sedro Woolley City WA 98284 State Zip (the "Property")

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.

Authentisica
Bradley Hamilton 07/14/2023
Buyer Date

Authentisica
Nichole Weide 07/15/23
Seller Date

Authentisica
Sky Hamilton 07/14/2023
Buyer Date

Authentisica
Jason Curtright 07/15/23
Seller Date