

**When recorded return to:**  
Amy Hartrey  
8425 King Road  
Saginaw, MI 48601

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238103  
Sep 18 2023  
Amount Paid \$9829.00  
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**  
620054802

Escrow No.: 620054802

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Susan M. Bengtson, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Amy Hartrey, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 140, PLAT OF NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 2B, AS  
RECORDED AUGUST 23, 2005, UNDER AUDITOR'S FILE NO. 200508230082, 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): P123233 / 4868-000-140-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

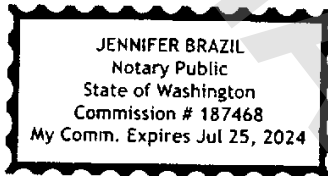
Dated: September 14, 2023

Susan M. Bengtson  
Susan M. Bengtson

State of Washington  
County of Skaagit

This record was acknowledged before me on 9-14-2023 by Susan M. Bengtson.

Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit Valley Telephone Company  
Purpose: Telephone lines  
Recording Date: September 21, 1967  
Recording No.: 704645
2. 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: August 31, 1979  
Recording No.: 7908310024
3. Matters, if any, related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by instrument(s) recorded under recording number 8412050001 and recording number 8411280007.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Public Utility District No. 1 of Skagit County, a Municipal Corporation  
Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water  
Recording Date: September 13, 1990  
Recording No.: 9009130081  
Affect: portion of said premises
5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Recording No.: 76334  
  
NOTE: This exception does not include present ownership of the above mineral rights.
6. Agreement and the terms and conditions thereof:  
  
Executed by: Nookachamp Hills LLC and Skagit County Sewer District No.2  
Recording Date: May 18, 2004  
Recording No.: 200405180073
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

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

document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 1, 2005  
Recording No.: 200503010069

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 Plat of Nookachamp Hills Planned Unit Development, Phase 2b:

Recording No: 200508230082

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: November 2, 1998  
Recording No.: 9811020155

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 23, 2005  
Recording No.: 200508230083

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 24, 2008  
Recording No.: 200807240091

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 2008  
Recording No.: 200812310104

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 2015

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

Recording No.: 201509150041

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: Nookachamp Hills PUD Homeowners Association  
Recording Date: November 2, 1998  
Recording No.: 9811020155

11. Agreement(s), including the terms and conditions thereof;

Between: Nookachamp Hills LLC and Skagit County Sewer District  
Recording No.: 9711180087  
Recording No.: 200405180073  
Regarding: Developer Extension Agreement

12. Title Notification and the terms and conditions thereof:

Recording Date: September 6, 2005  
Recording No.: 200509060127

13. 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."

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

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

15. 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 August 15, 2023  
between Amy Hartrey ("Buyer")  
Buyer Buyer  
and Susan M Bengtson ("Seller")  
Seller Seller  
concerning 17174 Sockeye Dr Mount Vernon WA 98274 (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.

Authenticat  
Amy Hartrey 09/15/23  
Buyer Date

Authenticat  
Susan M Bengtson 09/14/2023  
Seller Date

Buyer Date

Seller Date