



202311290033

11/29/2023 02:21 PM Pages: 1 of 7 Fees: \$209.50  
Skagit County Auditor

When recorded return to:  
Hsiu Tai Chang Chu  
142 Violet Bloom  
Irvine, CA 92618

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055102

CHICAGO TITLE  
620055102

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 8873  
NOV 29 2023

Amount Paid \$1,342.00  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ryan Schols and Danielle Schols, 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 Hsiu Tai Chang Chu, a married person

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.)

PTN LT 16, PLAT OF NORTH HILL PUD, REC NO. 200505050094

Tax Parcel Number(s): P122816 / 4855-000-016-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 11-27-23

Ryan Schols  
Ryan Schols

Danielle Schols  
Danielle Schols

State of Washington  
County of Skaagit

This record was acknowledged before me on November 27, 2023 by Ryan Schols and Danielle Schols.

Marina T Ball  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: April 16, 2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P122816 / 4855-000-016-0000**

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LOT 16, "PLAT OF NORTH HILL PUD" RECORDED MAY 5, 2005 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505050094. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15 OF SAID PLAT, COMMON TO LOT 16;  
THENCE NORTH 34°50'37" WEST, ALONG COMMON LOT LINE FOR LOTS 15 AND 16, A  
DISTANCE OF 138.86 FEET TO THE NORTHWEST CORNER OF LOT 16, SAID POINT ALSO  
BEING POINT ON RIGHT-OF-WAY AND A POINT OF CURVATURE FROM WHICH THE RADIUS  
POINT BEARS SOUTH 53°45'55" EAST;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET THROUGH A  
CENTRAL ANGLE OF 1°36'29" AN ARC DISTANCE OF 1.68 FEET;  
THENCE SOUTH 35°23'10" EAST, A DISTANCE OF 141.03 FEET TO THE INTERSECTION OF THE  
SOUTH LINE OF LOT 16 FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH  
84°16'11" WEST, A DISTANCE OF 3.36 FEET;  
THENCE SOUTH 84°16'11" WEST, A DISTANCE OF 3.36 FEET TO THE TRUE POINT OF  
BEGINNING.

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 18, 1968  
Recording No.: 712627

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

2. 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

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

Recording Date: December 19, 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 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

5. 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

**EXHIBIT "B"**Exceptions  
(continued)

Affects: Portion of said premises

6. 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

7. 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

8. 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

9. 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

10. 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:

**EXHIBIT "B"**Exceptions  
(continued)

Recording No: 200702120118

11. 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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Mount 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 10/30/2023

between Hsiu Tai Chang Chu ("Buyer")  
Buyer Buyer

and Danielle D Schols and Ryan E Schols ("Seller")  
Seller Seller

concerning 2704 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:  
Hsiu Tai Chang Chu 10/30/2023  
Buyer Date

Authenticat...  
Danielle D Schols 10/31/23  
Seller Date

Buyer Date

Authenticat...  
Ryan E Schols 10/31/23  
Seller Date

