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01/29/2024 01:59 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Brent L Hinshaw and Thyra S Hinshaw
2417 Crosby Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249441

Jan 29 2024

Amount Paid \$14190.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055481

CHICAGO TITLE

620055481

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas P. Bates and Mary A. Bates, 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 Thyra S Hinshaw and Brent L Hinshaw, a married couple

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

LOT 27, "PLAT OF CEDAR HILLS NO. 3," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS,
PAGES 36 AND 37, 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): P64358 / 3880-000-027-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/25/2024

[Signature]
Thomas P. Bates

[Signature]
Mary A. Bates

State of Washington
County of Snohomish

This record was acknowledged before me on 1-25-2024 by Mary A. Bates and Thomas P. Bates.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

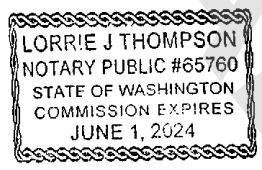


EXHIBIT "A"
Exceptions

1. 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 17, 1965
Recording No.: 674682

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 6, 2000
Recording No.: 200001060016

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 28, 2008
Recording No.: 200807280165

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 2018
Recording No.: 201812310125

2. 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: Cedar Hills Home Owners Association, Inc.
Recording Date: November 17, 1965
Recording No.: 674682

3. 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 Cedar Hills No. 3:

Recording No: 700555

4. 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: 200802190198

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

6. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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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ALL RIGHTS RESERVED

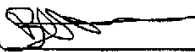
The following is part of the Purchase and Sale Agreement dated December 28, 2023
between Brent L Hinshaw Thyra S Hinshaw ("Buyer")
Buyer Buyer
and Thomas P Bates Mary A Bates ("Seller")
Seller Seller
concerning 2417 Crosby Drive Mount Vernon WA 98274 (the "Property")
Address City State Zip

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

Buyer 12/27/2023
Date

Authenticat
Mary A Bates
Seller 12/28/23
Date

Authenticat
Thyra S Hinshaw
Buyer 12/27/2023
Date

Authenticat
Thomas P Bates
Seller 12/28/23
Date