

202406100071

06/10/2024 03:09 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**

Renee Avery  
51 South Street  
Houlton, ME 04730

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240909

Jun 10 2024

Amount Paid \$10541.00  
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**

*Le20056350*

Escrow No.: 620056350

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert O. Harris and Peggy J. Harris, 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 Renee Avery, an unmarried woman

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

LOT 25, PLAT OF NORTH HILL PUD, ACCORDING TO THE PLAT THEREOF, RECORDED  
MAY 5, 2005, UNDER 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): P122825 / 4855-000-025-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 5/30/2024

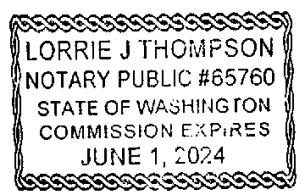
[Signature]  
Robert O. Harris

[Signature]  
Peggy J. Harris

State of WASHINGTON  
County of SKAGIT

This record was acknowledged before me on MAY 30, 2024 by Robert O. Harris and Peggy J. Harris.

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



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recording Date: April 18, 1968  
Recording No.: 712627  
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 granted in a document:

Granted to: Paul Hamburg and Flora Hamburg  
Purpose: Storm Drainage  
Recording Date: November 12, 1981  
Recording No.: 8111120001  
Affects: Portion of said premises

3. Easement, including the terms and conditions thereof, granted by instrument(s);

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, including the terms and conditions thereof, granted by instrument;

Recording Date: May 14, 2004  
Recording No.: 200405140159  
In favor of: Puget Sound Power & Light Company  
Regarding: Underground electric system, together with necessary appurtenances

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

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

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 Homeowner's Association

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

11. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024  
Tax Account No.: P122825/4855-000-025-0000  
Levy Code: 0930  
Assessed Value-Land: \$189,200.00  
Assessed Value-Improvements: \$336,800.00

General and Special Taxes:  
Billed: \$5,409.14

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

Paid: \$2,704.59

Unpaid: \$2,704.55

12. 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."

13. Assessments, if any, levied by City of 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 07, 2024

between Renee Avery ("Buyer")  
Buyer Buyer  
and Robert O. Harris Peggy J. Harris ("Seller")  
Seller Seller  
concerning 2608 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.

Authenticat  
Renee Avery 05/07/2024  
Buyer Date

Authenticat  
Robert O Harris 05/08/24  
Seller Date

Buyer Date

Authenticat  
Peggy J Harris 05/08/24  
Seller Date