



201904300179

04/30/2019 03:30 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Adonica Hope and Anthony Hope
2426 Monica Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037832

CHICAGO TITLE
W20037832

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimberly K. Dixon, 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 Adonica Hope and Anthony Hope, a married couple

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

Lot 35, PLAT OF RIVERVIEW , according to the plat thereof, recorded in Volume 11 of Plats, page 12, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P78783 / 4226-000-035-0009

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1597
APR 30 2019**

Amount Paid \$ 6252.⁸⁰
Skagit Co. Treasurer:
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 19, 2019

Kimberly K. Dixon
Kimberly K. Dixon

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kimberly K. Dixon is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 29, 2019

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 03-01-2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 RIVERVIEW:

Recording No: 817859

2. 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 28, 1975

Recording No.: 825399

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Mount Vernon.

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 March 26, 2019
between Adonica Hope Anthony Hope ("Buyer")
Buyer Buyer
and Kimberly K Dixon ("Seller")
Seller Seller
concerning 2426 Monica Dr 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.

Authenti
Adonica Hope 03/26/2019
Buyer 11:34:59 AM PDT Date
Authenti
Anthony Hope 03/26/2019
Buyer 11:27:54 AM PDT Date

Authenti Kimberly K Dixon 4/29/19
Kimberly K Dixon 03/27/2019
Seller 3:11:41 PM PDT Date
Date