


When recorded return to:
Nicholas Hoffman
490 Spring Lane
Sedro Woolley, WA 98284


201905200067
05/20/2019 11:25 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037898

CHICAGO TITLE
620037898

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Rutherford, also appearing of record as Scott W. Rutherford, and Angie Cork, also appearing of record as Angie Evans and Angie L. Rutherford, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nicholas Hoffman, an unmarried person and Nicole Vojkovich, an unmarried person

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

Lot 15, PLAT OF SPRING MEADOWS - DIV I, according to the plat thereof, recorded in Volume 17 of Plats, Pages 65 and 66, 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): P114858 / 4732-000-015-0000

Subject to:


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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191874
MAY 20 2019

Amount Paid \$5,345.⁰⁰
Skagit Co. Treasurer
By *Unlam* Deputy

STATUTORY WARRANTY DEED
(continued)

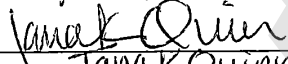
Dated: May 7, 2019



Scott Rutherford

Angie RutherfordState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Scott Rutherford and Angie Rutherford are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 08, 2019


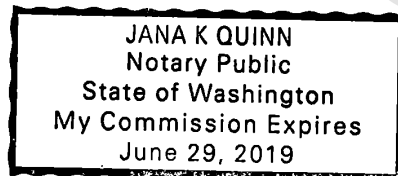
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SPRING MEADOWS DIV. 1:

Recording No: 9905140014

2. Terms and conditions of Ordinance
Executed by: City of Sedro-Woolley
Recorded: January 26, 1994
Auditor's No.: 9401260022, records of Skagit County, Washington
3. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association
Recorded: April 15, 1999
Auditor's No.: 9904150047, records of Skagit County, Washington
4. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: March 4, 1999
Auditor's No.: 9903040085, records of Skagit County, Washington
Executed By: Vine Street Fund, L.L.C.

AMENDED by instrument(s):

Recorded: May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006 .

Auditor's No(s): 9905250019, 200007240001, 200608280166 and 200612070087 records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: March 4, 1999
Auditor's No.: 9903040085, records of Skagit County, Washington
Imposed By: Vine Street Fund, L.L.C.
- AMENDED by instrument(s):
Recorded: April 15, 1999, May 25, 1999 and July 24, 2000
Auditor's No(s): 9904150048, 9905250019 and 200007240001, records of Skagit County, Washington
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, if any, levied by Spring Meadows Homeowner's Association.

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

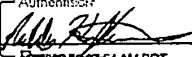
The following is part of the Purchase and Sale Agreement dated April 06, 2019
between Nicholas Hoffman ("Buyer")
Buyer
and Scott Rutherford Angie Rutherford ("Seller")
Seller
concerning 490 Spring Lane Sedro Woolley WA 98284 (the "Property")
Address City State Zip

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.

Authenticate
 04/07/2019
Date

Buyer Date

Authenticate
Scott Rutherford 04/07/2019
Seller Date

Authenticate
Angie L Rutherford 04/07/2019
Seller Date