

**When recorded return to:**  
Hollie Benson  
4718 Parkview Lane  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038323

**CHICAGO TITLE**  
620038323

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4441

Oct 11 2019

Amount Paid \$9955.20  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vernon C. Hunter and Bonnie L. Hunter, 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 Hollie Benson, an unmarried person

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

LOT 125, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 2004, UNDER AUDITOR'S FILE NO. 200410250250, 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): P122227 / 4844-000-125-0000,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 4, 2019

  
\_\_\_\_\_  
Vernon C. Hunter

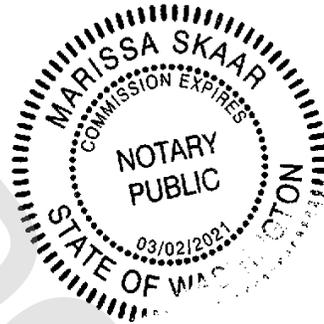
  
\_\_\_\_\_  
Bonnie L. Hunter

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Vernon C. Hunter and Bonnie L. Hunter 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: 10/7/19

  
\_\_\_\_\_  
Name: Marissa Skaar  
Notary Public in and for the State of WA  
Residing at: Skamania  
My appointment expires: 3/2/2021



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Cascade Natural Gas Corporation
Purpose:	Right of way
Recording Date:	October 11, 1993
Recording No.:	9310110127
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	November 2, 1993
Recording No.:	9311020145
  
3. 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 Eaglemont Phase 1B, Division III:  
  
Recording No: 200410250250
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Comcast of Washington IV, Inc.
Purpose:	Installation and Maintenance of Cable
Recording Date:	August 7, 2003
Recording No.:	200308070005
  
5. 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 Survey:  
  
Recording No: 9212100080

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

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 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: January 25, 1994  
Recording No.: 9401250030

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 1995  
Recording No.: 9512110030

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 1996  
Recording No.: 9603180110

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000  
Recording No.: 200002010100

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: January 5, 1999  
Recording No.: 9901050007

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by the City of Mount Vernon.
11. Assessments, if any, levied by Eaglemont Homeowners 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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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 05, 2019  
between Hollie Benson ("Buyer")  
Buyer Vernon Hunter Bonnie Hunter ("Seller")  
Seller  
concerning 4718 Parkview Lane 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.

Authentisign  
Hollie Benson 09/05/2019  
Buyer 12:18:24 PM PDT Date

[Signature] 9/5/19  
Seller Date

Buyer Date

[Signature] 9/5/19  
Seller Date