

When recorded return to:
Nathan Fleury and Melissa Fleury
2607 River Vista Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4713
Oct 28 2019
Amount Paid \$7819.20
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040257

CHICAGO TITLE
620040257

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hoang K. Tran, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nathan Fleury and Melissa Fleury, husband and wife

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

Lot 22, "Plat of North Hill PUD", according to the plat thereof, recorded May 5, 2005, under Skagit County 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): P122822 / 4855-000-022-0000

STATUTORY WARRANTY DEED
(continued)

Dated: October 22, 2019



Hoang Tran

State of ~~WASHINGTON~~ *California*
County of ~~SKAGIT~~ *Fresno*
BG

I certify that I know or have satisfactory evidence that Hoang Tran 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: October 23 2019

Beatriz Gonzalez

Name: Beatriz Gonzalez
Notary Public in and for the State of California
Residing at: Fresno, Ca
My appointment expires: Jan 9, 2023



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, including the terms and conditions thereof, reserved by instrument(s);

Recording Date: November 12, 1981
Recording No.: 8111120001
In favor of: Paul Hamburg and Flora Hamburg
Regarding: Storm Drainage
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 forth in applicable state or federal laws, except to the extent that said covenant or restriction is

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

permitted by applicable law, as set forth in the document

Recording Date: October 5, 2004

Recording No.: 200410050029

7. 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 NORTH HILL PUD :

Recording No: 200505050094

8. 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

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Hansell Mitzel Homes LLC

10. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for the North Hill Homeowner's Association.
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by The North Hill 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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 20, 2019

between Nathan Fleury Melissa Fleury ("Buyer")
Buyer Buyer
and Tran Hoang ("Seller")
Seller Seller
concerning 2607 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.

Authentication
Nathan Fleury 09/20/2019
Buyer 10:47:51 AM PDT Date

Hoang Tran 09-20-2019
Seller Date

Authentication
Melissa Fleury 09/20/2019
Buyer 0:43:07 AM PDT Date

[Signature] Oct 23 - 19
Seller Date