

When recorded return to:

Diana Hoffman
612 St Marys Dr.
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1500

Apr 30 2020

Amount Paid \$6336.20
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

CHICAGO TITLE
620042209

Escrow No.: 620042209

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lucas M. Simpson and Leah M. Simpson, 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 Diana Hoffman, an unmarried person

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

Lot 17, PLAT OF NORTH WOODS, as recorded February 13, 2003, under Auditor's File No.
200302130139, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120036 4810-000-017-0000


Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: April 16, 2020



Lucas M. Simpson

Leah M. SimpsonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lucas M. Simpson and Leah M. Simpson 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: 4-28-2020

Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 6, 2001
Auditor's No(s): 200111060118, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: This and other property

2. 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 WOODS:

Recording No: 200302130139

Modification(s) of said plat

Recording Date: October 15, 2012
Recording No.: 201210150115

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: February 13, 2003
Auditor's No(s): 200302130140, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 11, 2013
Recording No.: 201303110164

4. Reservations contained in deed:

Recording Date: November 24, 2004
Recording No.: 200411240057

EXHIBIT "A"

Exceptions
(continued)

Regarding: Skagit County Right to Farm Ordinance

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.
7. Assessments, if any, levied by North Woods 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 April 1, 2020

between Diana Hoffman ("Buyer")
Buyer Buyer
and Lucas Simpson Leah Simpson ("Seller")
Seller Seller
concerning 2505 Northwoods Loop Rd 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
Diana Hoffman 04/01/2020
4/1/2020 9:51:00 PM PDT
Buyer Date
Buyer Date

Authenticat
Leah Simpson 04/02/2020
4/2/2020 12:26:51 PM PDT
Seller Date
Authenticat
Lucas Simpson 04/02/2020
4/2/2020 12:26:02 PM PDT
Seller Date