

**When recorded return to:**  
Michael Hogan and Bethany Hogan  
2615 Northwoods Loop Road  
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.: 620043178

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3142

Aug 14 2020

Amount Paid \$6709.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**CHICAGO TITLE**  
**620043178**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph S. Lotze, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael Hogan and Bethany Hogan, a married couple

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

LOT 29, PLAT OF NORTH WOODS, ACCORDING TO THE PLAT THEREOF, RECORDED  
FEBRUARY 13, 2003, UNDER AUDITORS FILE NO. 200302130139, 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): P120048 / 4810-000-029-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 4, 2020


  
\_\_\_\_\_  
Joseph S. Lotze

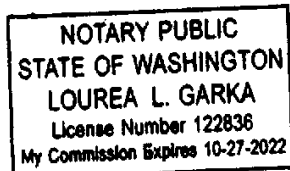
  
\_\_\_\_\_  
Shelby Lotze

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joseph S. Lotze and Shelby Lotze is/ the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 14, 2020

  
\_\_\_\_\_  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Ortington  
My appointment expires: 10/31/2022



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution system and appurtenances thereto.  
Recording Date: November 6, 2001  
Recording No.: 200111060118  
Affects: Said premises 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 North Woods:  
  
Recording No: 200302130139
3. 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: February 13, 2003  
Recording No.: 200302130140  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: March 11, 2013  
Recording No.: 201303110164
4. Covenant to Change of Grade, including the terms, covenants and provisions thereof;  
  
Recording Date: December 19, 2001  
Recording No.: 200112190134
5. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Northwoods Homeowners Association.
8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.