

**When recorded return to:**  
Zachariah J. Lamb and Melanie A Lamb  
2701 River Vista LOOP  
MOUNT VERNON, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3626  
Sep 11 2020  
Amount Paid \$9242.10  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043171

CHICAGO TITLE  
620043171

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gregory T Reed and Jodell Reed, 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 Zachariah J. Lamb and Melanie A Lamb, a married couple

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

Lot 14, 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): P122814

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 9, 2020

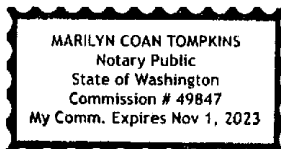
*Gregory T Reed*  
Gregory T Reed  
*Jodell Reed*  
Jodell Reed

State of WA  
County of S King

I certify that I know or have satisfactory evidence that

Gregory T Reed  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 09/10/2020



*Marilyn Coan Tompkins*  
Name: Marilyn Coan Tompkins  
Notary Public in and for the State of WA  
Residing at: 2444 1st St N, Everett, WA 98201  
My appointment expires: 11/01/2023

**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: Dortha 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. 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

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

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by the City of Mount Vernon.
15. Assessments, if any, levied by The North Hill Homeowner's Association.