

When recorded return to:
Evangeline Michelle Bossarte and Jose Fernando
Yepez
2527 North Woods Loop Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
CORPORATION OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046439

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1266

Mar 25 2021

Amount Paid \$7097.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620046439

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jackie W. Hutcheson, a married man as his separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Evangeline Michelle Bossarte and Jose Fernando Yepez, a
married couple

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

LOT 6, PLAT OF NORTH WOODS, RECORDED FEBRUARY 13, 2003 UNDER SKAGIT
COUNTY AUDITOR'S FILE NO. 200302130139.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P120025 / 4810-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2021

Jackie W. Hutcheson
Jackie W. Hutcheson

Margarita I. Hutcheson
Margarita I. Hutcheson

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jackie W. Hutcheson and Margarita I. Hutcheson 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: March 13 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Granger
My appointment expires: 03 01 2024

EXHIBIT "A"
Exceptions

1. 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

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: February 13, 2003

Auditor's No(s): 200302130140, records of Skagit County, Washington

Executed By: Dan R. Mitzel and Patricia R. Burklund, husband and wife

Amended By:

Recording No.: 201303110164

3. Easement, including the terms and conditions thereof, granted by instrument;
- Recorded: September 6, 2002
- Auditor's No.: 200209060018, records of Skagit County, Washington
- In favor of: Puget Sound Power & Light Company
- For: Underground electric system, together with necessary appurtenances

4. Agreement to change grade between Dan Mitzel and Patricia Burklund and City of Mount Vernon recorded under Auditor's File No. 200112190134.

5. Easement, including the terms and conditions thereof, granted by instrument;
- Recorded: January 6, 2001
- Auditor's No.: 200111060118, records of Skagit County, Washington
- In favor of: Puget Sound Power & Light Company
- For: Underground electric system, together with necessary appurtenances

EXHIBIT "A"
Exceptions
(continued)

6. Reservations contained in deed:
Recording Date: November 17, 2003
Recording No.: 200311170219
Regarding: Skagit County Right to Farm Ordinance
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. 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 February 03, 2021
between Evangeline Michelle Bossarte Jose Fernando Yopez ("Buyer")
Buyer Buyer
and Jackie W Hutcherson Margarita Hutcherson ("Seller")
Seller Seller
concerning 2527 North Woods Loop Mount Vernon WA 98233 (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.

Authenti
[Signature] 02/02/2021
Buyer: 12:20 PM PST Date

[Signature] 02/03/21
Seller Date

Authenti
[Signature] 02/02/2021
Buyer: 12:20 PM PST Date

[Signature] 02/03/21
Seller Date