

**When recorded return to:**  
Rachel Hosick  
811 South Laventure Road Unit D  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3057

Jul 06 2021

Amount Paid \$4245.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048180

**CHICAGO TITLE**  
620048180

### **STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Michael Newman and Tina Newman, 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 Rachel Hosick, a single person

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

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

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

**UNIT D, BUILDING 811, HOME COURT CONDOMINIUM**

Tax Parcel Number(s): P113523 / 4720-000-811-0400

**Subject to:**

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

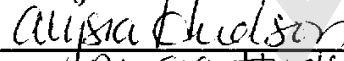
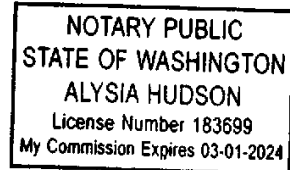
## STATUTORY WARRANTY DEED

(continued)

Dated: July 1, 2021

  
Michael Newman  
Tina NewmanState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Newman and Tina Newman 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: July 6, 2021  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03-01-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P113523 / 4720-000-811-0400**

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UNIT D, BUILDING 811, HOME COURT CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED SEPTEMBER 29, 1998, UNDER AUDITOR'S FILE NO. 9809290183 AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGES 17 THROUGH 21, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO; BEING A PORTION OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"****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 Replat of Lots 17, 18, 19, 20 and 21 of Homeplace, recorded in Book 14 of Plats, Pages 93 and 94:  
 Recording No.: 8910050030  
 Recording No: 8910050030
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: October 18, 1993  
 Auditor's No.: 9310180155, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: As Constructed
  
3. 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 Replat of Lot 30, in Replat of Lots 17, 18, 19, 20 and 21, Homeplace, recorded in Volume 16 of Plats, Pages 47 and 48:  
 Recording No.: 9505310037
  
4. 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 Home Court Condominiums, recorded in Volume 17 of Plats, Pages 17 through 21:  
 Recording No.: 9809290182

**EXHIBIT "B"****Exceptions  
(continued)**

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Condominium Declaration  
 Recording Date: June 5, 1989  
 Recording No.: 8906050020

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey map and Plans :

Recording No: 9809290183

7. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

8. 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

**EXHIBIT "B"**

Exceptions  
(continued)

NR Lands."

9. Skagit County Right to Manage Natural Resource Lands Disclosure:

Recording Date: August 30, 2018  
Recording No.: 201808300031

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by Home Court Condominium Association.
13. City, county or local improvement district assessments, if any.