

**When recorded return to:**  
Marta Martinez Olivera  
1320 South 27th Street  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049915

**CHICAGO TITLE**  
**620049915**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon T. Hodgins and Jennifer L. Hodgins, 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 Marta Martinez Olivera, an unmarried person and Abigail Lopez, an unmarried 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.)

PTN LTS 19,20 AND ALL LT. 22, LITTLE MOUNTAIN ADDN

Tax Parcel Number(s): P100621 / 4566-000-022-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5667

Dec 10 2021

Amount Paid \$6885.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

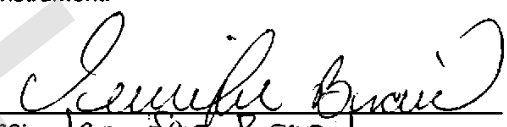
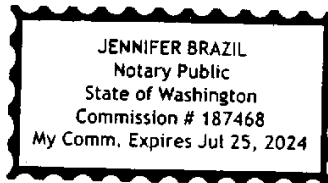
Dated: November 30, 2021



Brandon T. Hodgins

  
Jennifer L. HodginsState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Brandon T. Hodgins and Jennifer L. Hodgins  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: December 7, 2021  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P100621 / 4566-000-022-0001**

---

LOT 22, LITTLE MOUNTAIN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 1 THROUGH 5, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 20, LITTLE MOUNTAIN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 1 THROUGH 5, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20;

THENCE NORTH 27°36'20" WEST ALONG THE WEST LINE OF SAID LOT 20 A DISTANCE OF 67.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 20;  
THENCE NORTH 74°05'49" EAST ALONG THE NORTH LINE OF SAID LOT 20 A DISTANCE OF 3.84 FEET;  
THENCE SOUTH 32°27'50" EAST A DISTANCE OF 63.32 FEET;  
THENCE SOUTH 42°00'35" WEST A DISTANCE OF 9.74 FEET TO THE TRUE POINT OF BEGINNING;

AND TOGETHER WITH A PORTION OF LOT 19, LITTLE MOUNTAIN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 1 THROUGH 5, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19;  
THENCE NORTH 27°36'20" WEST ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 43.49 FEET TO THE NORTHEAST CORNER OF LOT 22;  
THENCE SOUTH 32°27'50" EAST A DISTANCE OF 44.43 FEET TO THE SOUTH LINE OF SAID LOT 19;  
THENCE SOUTH 74°05'49" WEST ALONG THE SOUTH LINE OF SAID LOT 19 A DISTANCE OF 3.84 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Little Mountain Addition:

Recording No: 9110170035

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Mt Vernon.
4. City, county or local improvement district assessments, if any.

**John L. Scott**  
REAL ESTATE

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 08, 2021  
between Marta Martinez Olivera Abigail Lopez ("Buyer")  
Buyer Buyer  
and Brandon T Hodgins Jennifer L Hodgins ("Seller")  
Seller Seller  
concerning 1320 S 27th St Mount Vernon WA 98274 (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.

Authorized by: Marta Martinez 11/08/21  
Buyer Date  
Authorized by: Abigail Lopez 11/08/21  
Buyer Date

[Signature] 10/29/21  
Seller Date  
[Signature] 10/29/21  
Seller Date