

When recorded return to:

Calvin L. Laatsch
1038 Wicker Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-952

Mar 11 2022

Amount Paid \$6005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620050877

Escrow No.: 245448901

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott W. Hooker and Staci D. Hooker, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Calvin L. Laatsch, a single man

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

LOT 4 OF CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-02-97, APPROVED MARCH 23, 1998,
RECORDED MARCH 23, 1998, IN VOLUME 13, PAGE 109 OF SHORT PLATS, UNDER
AUDITOR'S
FILE NO. 9803230111, BEING A PORTION OF LOT "A" THRESHER'S FIRST ADDITION", AS
PER
PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 52, 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): P113084 / 4031-000-098-0000

Subject to:

Exhibit "A" attached hereto and by this reference made a part thereof

STATUTORY WARRANTY DEED
(continued)

Dated: March 7, 2022

Scott W Hooker
Scott W. HookerStaci D. Hooker
Staci D. HookerState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Scott W. Hooker and Staci D. Hooker 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: 3-10-2022

Keith G. Steinhilber
Name: Keith G. Steinhilber
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3-20-23

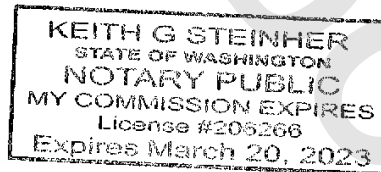


EXHIBIT "A"
EXCEPTIONS**Order No.:** 620050877/245448901

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 Thresher's First Addition:

Recording No: 528078

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, as set forth in the document

Recording Date: March 22, 1957
Recording No.: 548995

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, 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 on City of Sedro Woolley Short Plat No. SW-02-97:

Recording No: 9803230111

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, as set forth in the document

Recording Date: April 27, 1998
Recording No.: 9804270014

As follows: Birch tree on Lot 4 shall be left intact provided it does not become a safety hazard or liability to future owners

Certificate of City of Sedro-Woolley Ordinance Number 1221-95 providing for a facilities improvement charge for new connections to the city sewer system and the terms and conditions thereof:

EXHIBIT "A"
EXCEPTIONS**Order No.:** 620050877/245448901**Recording Date:** February 23, 1995**Recording No.:** 9502230028

Certificate of City of Sedro-Woolley Ordinance Number 1501-05 providing for a facilities improvement charge for new connections to the city sewer system and the terms and conditions thereof:

Recording Date: April 4, 2005**Recording No.:** 200504040073

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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."