

**When recorded return to:**  
Katherine Hobbs and Rick Hobbs  
5511 Parkridge Place  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222237

**May 31 2022**

Amount Paid \$14555.40  
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**  
**620051610**

Escrow No.: 245450747

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kathleen Alma Oldow, also appearing of record as Kathleen A. Stover, as her separate estate

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 Katherine Hobbs and Rick Hobbs, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 1, SKAGIT COUNTY SHORT PLAT NO. 97-054, APPROVED JUNE 3, 1998, AND RECORDED JUNE 9, 1998, IN VOLUME 13 OF SHORT PLATS, PAGES 136 AND 137, UNDER AUDITOR'S FILE NO. 9806090031, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P113325 / 360432-4-001-0100

Subject to:

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that suchrights shall not be exercised until provision has been

**STATUTORY WARRANTY DEED**

(continued)

made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: 7905150064

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: 8109140012

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

3. 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: June 9, 1998

Recording No.: 9806090032

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Tharamer Plat

Recording Date: June 9, 1998

Recording No.: 9806090032

5. 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: February 21, 1990

Recording No.: 9002210046

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

**STATUTORY WARRANTY DEED**

(continued)

Imposed by: Park Lane Resources , Inc and Hidden Meadows Property Owners, a Washington non-profit corporation

Recording Date: September 14, 1981

Recording No.: 8109140012

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County

Purpose: Native Growth Area

Recording Date: May 11, 1998

Recording No.: 9805110025

Affects: Southerly 100 feet of said premises

8. 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 Short Plat No. 97-054:

Recording No: 9806090031

9. 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."

STATUTORY WARRANTY DEED  
(continued)

Dated: May 26, 2022

Kathleen Alma Oldow  
Kathleen Alma Oldow

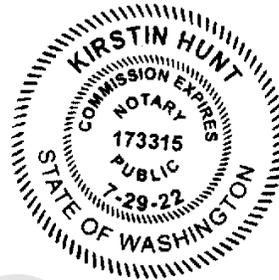
William Francis Stover  
William Francis Stover, as to any homesteading or community property rights

State of WASHINGTON  
County of Whatcom

I certify that I know or have satisfactory evidence that Kathleen Alma Oldow is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-27-22

Kirstin Hunt  
Name: Kirstin Hunt  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 7-29-22



State of WA  
County of Whatcom

I certify that I know or have satisfactory evidence that William Francis Stover (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: 5/27/22

Kirstin Hunt  
Name: Kirstin Hunt  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 7-29-22

