

When recorded return to:
James Hjelt and Delia Hjelt
9672 Farm to Market Rd
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
A COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

U20051637

Escrow No.: 620051637

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher K. Corbin and Kristie D. Corbin, 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 James Hjelt and Delia Hjelt, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 41, "REPLAT OF EVERGREEN ACRES DIV. NO. 1," AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE(S) 13 AND 14, 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): P77676 / 4182-000-041-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 20222512


Jun 17 2022

Amount Paid \$6165.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 9, 2022

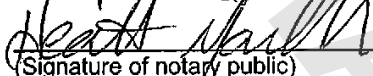


Christopher K. Corbin


Kristie D. Corbin

State of Washington
County of Skagit

This record was acknowledged before me on 6/15/22 by
Christopher and Kristie Corbin.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 11-02-24



EXHIBIT "A"
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 Plat of Evergreen Acres Div. No. 1, recorded in Volume 10 of Plats, Pages 11 and 12:

Recording No: 761849

2. 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 Replat of Evergreen Acres Div. No. 1, recorded in Volume 10 of Plats, Pages 13 and 14:

Recording No: 762098

3. 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."

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

EXHIBIT "A"
Exceptions
(continued)

5. City, county or local improvement district assessments, if any.

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 May 5, 2022
between James Hjelt Delia Hjelt ("Buyer")
Buyer Buyer
and Christopher K Corbin Kristie D Corbin ("Seller")
Seller Seller
concerning 20384 Revilo Dr Burlington 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.

<small>Authenticated</small> <u>James Hjelt</u>	<u>05/05/22</u>	<small>Authenticated</small> <u>Christopher KLL Corbin/Toni Sorenson under POA</u>	<u>05/07/22</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>
<small>Authenticated</small> <u>Delia Hjelt</u>	<u>05/05/22</u>	<small>Authenticated</small> <u>Kristie D Corbin</u>	<u>05/06/22</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>