

When recorded return to:  
Tyler Houtsma and Cameron Houtsma  
1405 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

CHICAGO TITLE CO.

620051596

Escrow No.: 620051596

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert L. Ames and Rowena M. Ames, also appearing of record as Robert Ames and Rowena Ames, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Tyler Houtsma and Cameron Houtsma, a married couple

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

LOT 38, LITTLE MOUNTAIN ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 1, 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): P100641 / 4566-000-038-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222667

Jun 28 2022

Amount Paid \$6870.60  
Skagit County Treasurer  
By Lena Thompson Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: June 17, 2022

Robert L. Ames

Robert L. Ames

Rowena M. Ames

Rowena M. Ames

State of Texas

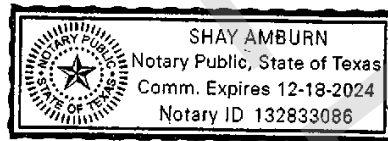
County of Tarrant

This record was acknowledged before me on 6-23-22 by  
Robert L. Ames, Rowena M. Ames

Shay Amburn  
(Signature of notary public)

Notary Public in and for the State of Texas

My commission expires: 12-18-24



## 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 the Plat of Little Mountain Addition:

Recording No: 9110170035

2. This property shall not at any time be used for retirement center or senior housing project, as cited in that certain deed of record as recorded December 8, 1989, under Auditor's File No. 8912080068, records of Skagit County, Washington.
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mt Vernon.
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 18, 2022  
between Tyler Houtsma Cameron Houtsma ("Buyer")  
Buyer Buyer  
and Robert L Ames Rowena M Ames ("Seller")  
Seller Seller  
concerning 1405 S 27th Street 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.

Authenticator  
Tyler Houtsma 05/17/2022  
Buyer Date  
Authenticator  
Cameron Houtsma 05/17/2022  
Buyer Date

Authenticator  
Robert L Ames 05/18/22  
Seller Robert L Ames Date  
Authenticator  
Rowena M Ames 05/18/22  
Seller Rowena M Ames Date