

When recorded return to:  
Lindsay Knight  
17009 Sockeye Drive  
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.: 620052327

**CHICAGO TITLE**  
620052327

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223262

**Aug 09 2022**

Amount Paid \$12010.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald L. Harmon, Trustee of the Harmon Family Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lindsay Knight, an unmarried person and Cesar Bernal, Jr., an unmarried person

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

LOT 109, PLAT OF NOOKACHAMP HILLS PUD PHASE 2A, AS PER PLAT RECORDED ON SEPTEMBER 15, 2003, UNDER AUDITOR'S FILE NO. 200309150157, 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): P120789 / 4821-000-109-0000

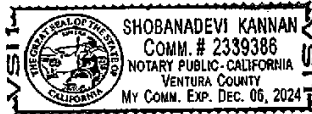
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 1, 2022

Donald L. Harmon, Trustee of the Harmon Family Trust

BY: *Donald L. Harmon*Donald L. Harmon  
TrusteeState of CaliforniaCounty of VenturaThis record was acknowledged before me on 08-02-2022 by Donald L. Harmon  
as Trustee of Donald L. Harmon, Trustee of the Harmon Family Trust.*Shobanadevi Kannan*  
(Signature of notary public)Notary Public in and for the State of CaliforniaMy appointment expires: December 06, 2024

**EXHIBIT "A"**

## Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Skagit Valley Telephone Company, a Washington corporation  
Purpose: Telephone and telegraph or other signal or communication circuits  
Recording Date: September 21, 1967  
Recording No.: 704645
2. Declaration of Easement and the terms and conditions thereof:  
Purpose: Road and utilities  
Recording Date: December 10, 1982  
Recording No.: 8212100052
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation  
Purpose: Water pipeline easement  
Recording Date: September 13, 1990  
Recording No.: 9009130081
4. Covenants, conditions, restrictions and easements, liability for assessments, 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: November 2, 1998  
Recording No.: 9811020155  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording No.: 200508230083  
Recording No.: 200807240091  
Recording No.: 200812310104  
Recording No.: 201509150041
5. 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:

**EXHIBIT "A"**Exceptions  
(continued)

Imposed by: Nookachamp Hills PUD Homeowners Association  
Recording Date: November 2, 1998  
Recording No.: 9811020155

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: April 7, 2003  
Recording No.: 200304070122

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

Granted to: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: July 15, 2003  
Recording No.: 200307150203

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 Plat of Nookachamp Hills PUD, Phase 11A:

Recording No: 200309150157

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2, a municipal corporation  
Purpose: Sewer  
Recording Date: February 12, 2004  
Recording No.: 200402120195

10. Agreement and the terms and conditions thereof:

Recording Date: February 12, 2004  
Recording No.: 200402120196

**EXHIBIT "A"**

Exceptions  
(continued)

11. Conveyance of Sewer Facility and the terms and conditions thereof:

Recording Date: July 26, 2005  
Recording No.: 200507260203

12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022  
Tax Account Number: P120789 / 4821-000-109-0000  
Levy Code: 2315  
Assessed Value-Land: \$150,100.00  
Assessed Value-Improvements: \$388,900.00

General and Special Taxes: Billed: \$6,134.89  
Paid: \$0.00  
Unpaid: \$6,134.89

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

**EXHIBIT "A"**

Exceptions  
(continued)

16. Assessments, if any, levied by Nookachamp Hills PUD Homeowners Association.
17. Assessments, if any, levied by Skagit County Sewer District No. 2.

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 07/24/2022  
between Lindsay Knight and Cesar Bernal ("Buyer")  
and Harmon Family Trust ("Seller")  
concerning 17009 Sockeye Dr 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.

DocuSigned by: <u>Lindsay Knight</u> Buyer	<u>7/24/2022</u> Date	Attestation: <u>Donald Harmon</u> Seller	<u>07/26/22</u> Date
DocuSigned by: <u>Cesar Bernal</u> Buyer	<u>7/24/2022</u> Date	<u>[Signature]</u> Seller	<u>7-26-22</u> Date

