

When recorded return to:

Jordan Hermes and Armandlucas Keith
7848 Healy Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052373

CHICAGO TITLE
620052373

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick Hermes and Kelly Hermes, 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 Jordan Hermes and Armandlucas Keith, a married couple

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

LOT 1, SHORT PLAT 94-042, APPROVED DECEMBER 19, 1994 AND RECORDED DECEMBER
23, 1994 UNDER AUDITOR'S FILE NO. 9412230008, BEING A PORTION OF THE SOUTHEAST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P40927/350609-4-006-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223430

Aug 19 2022

Amount Paid \$10497.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 15, 2022



Patrick Hermes



Kelly Hermes

State of WashingtonCounty of SkagitThis record was acknowledged before me on August 17, 2022 by Patrick Hermes and Kelly Hermes.

(Signature of notary public)

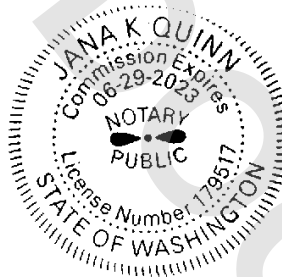
Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2023

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 Short Plat No. 94-042:

Recording No: 9412230008

2. Findings of Fact, Entry of Order by Skagit County Hearing Examiner and the terms and conditions thereof:

Recording Date: December 13, 1994

Recording No.: 9412130041

3. 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. PL00-0340:

Recording No: 200011150148

4. 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."

EXHIBIT "A"

Exceptions
(continued)

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

6. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$510,400.00
Dated: December 28, 2020
Trustor/Grantor: Patrick Hermes and Kelly Hermes, a married couple
Trustee: Land Title and Escrow Company
Beneficiary: Mortgage Electronic Registration Systems Inc. as nominee for Paramount
Residential Mortgage Group, Inc
Loan No.: 4255635423
Recording Date: December 28, 2020
Recording No.: 202012280145