

When recorded return to:
Nathaniel G. Baker and Heather G. Baker
17596 South Skyridge 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.: 620052392

CHICAGO TITLE

620052392

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebekah J. Hoyt, an unmarried woman and Frances Anne Peterson, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nathaniel G. Baker and Heather G. Baker, a married couple

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

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

Abbreviated Legal:

PTN LT 11, PLAT OF SKYRIDGE, DIV NO. III

Tax Parcel Number(s): P82099 / 4427-000-011-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224201

Oct 14 2022

Amount Paid \$16869.40

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2022

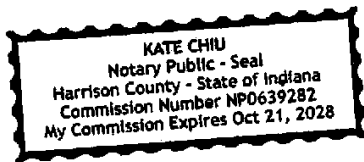
X Rebekah J. Hoyt
Rebekah J. Hoyt

X _____
Frances Anne Peterson

State of IN
County of Steyd

This record was acknowledged before me on 10/11/22 by
Rebekah J. Hoyt

Kate Chiu
(Signature of notary public)
Notary Public in and for the State of IN
My commission expires: 10/21/28



STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2022

X

Rebekah J. Hoyt

X *Frances Anne Peterson*

Frances Anne Peterson

State of Idaho
County of Canyon

This record was acknowledged before me on 10-12-2022 by
Frances Anne Peterson (only)

David N McCallister

(Signature of notary public)
Notary Public in and for the State of Idaho
My commission expires: Jan 25, 2023

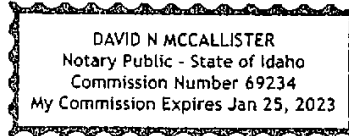


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P82099 / 4427-000-011-0004

LOT 11, PLAT OF SKYRIDGE, DIVISION NO. III, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 13 OF PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY,
WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED TRACT;

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 11;
THENCE SOUTH $31^{\circ}26'00''$ WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, A
DISTANCE OF 160.00 FEET TO THE COMMON CORNER BETWEEN LOTS 11 AND 12;
THENCE SOUTH $58^{\circ}34'00''$ EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11, A
DISTANCE OF
11.00 FEET;
THENCE NORTH $34^{\circ}17'44''$ EAST, A DISTANCE OF 160.21 FEET TO THE SOUTHERLY MARGIN
OF
SKYRIDGE DRIVE SOUTH;
THENCE NORTH $58^{\circ}34'00''$ WEST ALONG THE NORTHERLY LINE OF LOT 11, A DISTANCE OF
19.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: April 16, 1925
Recording No.: 182823

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 the Plat of Skyridge Div. No. III:

Recording No: 8008260001

3. 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: September 16, 1980
Recording No.: 8009160039

4. 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: September 14, 1992
Recording No.: 9209140111

5. Restrictions, reservations and covenants deemed to be a part of a general plan by reason of their insertion in Deeds of record in the East Half of the Northeast Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, as follows:

EXHIBIT "B"Exceptions
(continued)

- A) That the aforescribed premises shall not be used for any commercial, industrial or business use of purposes.
- B) That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual normal and matching outbuildings.
- C) That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.
- D) That an adequate supply of power, electricity and water shall be made available to the property lines by the Owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the power company or the public utility district, shall be borne and paid by the purchasers.
6. Agreement to connect and the terms and conditions thereof:
- Executed by: Stephen R. Kosonen and Cindy A. Kosonen and City of Mount Vernon
Recording Date: June 9, 2003
Recording No.: 200306090207
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: February 11, 2004
Recording No.: 200402110124
Matters shown: Shed and landscaping
8. Right to Farm disclosure contained in deed
- Recording Date: February 28, 2013
Recording No.: 201302280148
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. 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

EXHIBIT "B"Exceptions
(continued)

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."

12. 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 September 06, 2022

between Nathaniel G. Baker Heather G. Baker ("Buyer")
Buyer Buyer
and Rebekah Hoyt Frances Peterson ("Seller")
Seller Seller
concerning 17596 S Skyridge Drive 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.

Authentisign
Nathaniel G. Baker 09/06/2022
Buyer Date

Authentisign Rebekah J Hoyt 09/07/22
Rebekah J Hoyt 09/07/22
Seller Date

Authentisign
Heather G. Baker 09/06/2022
Buyer Date

Authentisign
Frances A Peterson 09/07/22
Seller Date