

When recorded return to:
Jose Luis Ordonez-Soto
711 Hamlin Place
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051933

CHICAGO TITLE

620051933

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle T. Hooker, a married person as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jose Luis Ordonez-Soto, an unmarried person

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: (Required if full legal not inserted above.)

LT 21, "PLAT OF WEST VIEW EAST"

Tax Parcel Number(s): P122447 / 4851-000-021-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224283

Oct 20 2022

Amount Paid \$9340.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 30, 2022

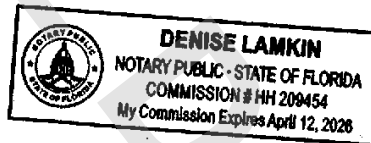
X Kyle T. Hooker by Kara Hooker, His Attorney in Fact
Kyle T. Hooker by Kara Hooker, His Attorney in Fact

X Kara Hooker
Kara Hooker

State of Florida
County of Duval

This record was acknowledged before me on 10/03/2022 by Kara Hooker.

Denise Lamkin
(Signature of notary public)
Notary Public in and for the State of Florida
My commission expires: April 12, 2026



State of FloridaCounty of DuvalI certify that I know or have satisfactory evidence that
Kara Hooker

(is) are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in fact for Kyle T Hooker to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/23/2022

Denise Larkin
Name: Denise Larkin
Notary Public in and for the State of Florida
Residing at: Duval
My appointment expires: 04/12/2026

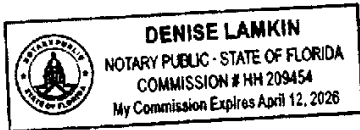


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122447 / 4851-000-021-0000

LOT 21, "PLAT OF WEST VIEW EAST," AS PER PLAT RECORDED ON JANUARY 27, 2006,
UNDER AUDITOR'S FILE NO. 200601270091, WHICH IS A CORRECTION OF AUDITOR'S FILE NO.
200501030074, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: October 19, 1954
 Auditor's No.: 508074
 To: State of Washington

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 10, 2005
 Auditor's No.: 200501100131
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

Said instrument is a re-recording of instrument (s);

Recorded: November 22, 2004
 Auditor's No.: 200411220174

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 PLAT OF WEST VIEW EAST:

Recording No: 200501030074

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: January 3, 2005
 Recording No.: 200501030073

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 "B"**Exceptions
(continued)**

Imposed by: West View East Homeowner's Association
Recording Date: January 3, 2005
Recording No.: 200501030073

6. 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 Survey of the Plat of West View East:

Recording No: 200601270091

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Burlington.

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 Jose Luis Ordonez-Soto ("Buyer")
Buyer Buyer
and Kyle T Hooker ("Seller")
Seller Seller
concerning 711 Hamlin Place 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.

Authorized
Jose Luis Ordonez-Soto 09/07/2022
Buyer Date

Kyle T. Hooker by Kara Hooker,
Authorized
Kyle T Hooker 09/08/22
Seller Date

Buyer Date

Seller Date