Skagit County Auditor, WA

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

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620051933

CHICAGO TITLE

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 (LPB 10-05) WA0000816.doc / Updated: 03.07.22

Page 1

WA-CT-FNRV-02150.620019-620051933

STATUTORY WARRANTY DEED

(continued)

Dated: September 30, 2022

X. Kufa J. Hocker by Kara Hooker, His Attorney in Jack
Kyle T. Hooker by Kara Hooker, His Attorney in Fact

XXASafter es

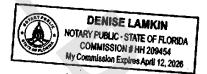
State of County of

<u> ಎಎಫ</u> by Kara Hooker. This record was acknowledged before me on 10/03

(Signature of notary public)

Notary Public in and for the State of Florid

My commission expires: April 120006



| State of Florida |
|--|
| County of Duval |
| I certify that I know or have satisfactory evidence that Kara Hookek |
| 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 Aformy in fact will Kule T Honker to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. |
| Dated: 10/03/20022 Raise Parkin |
| Name: Denise Lamtin Notary Public in and for the State of Florica Residing at: Dunal My appointment expires: D4[12] 2021. |
| DENISE LAMKIN NOTARY PUBLIC - STATE OF FLORIDA COMMISSION # HH 209454 My Commission Expires April 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

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 200501100131

Auditor's No.: 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

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if 4. 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:

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.07.22

EXHIBIT "B"

Exceptions (continued)

Imposed by:

West View East Homeowner's Association

Recording Date: Recording No.:

January 3, 2005 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

 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, stockpilling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

- 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 ©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

| between | Jose Luis Orde | | Buyer | | ("Buyer" |
|--|--|--|--|--|--|
| and | Kyle T Hooker | • | | | ("Seller |
| | Seller | | Seller | | , |
| oncerning 7 | | Place | Burlington | WA 98233 | the "Property" |
| | Address | | City | State Zip | |
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