

**When recorded return to:**  
Danny Hagen and Nicole Hagen  
259 Elwha Drive  
La Conner, WA 98257

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620052535

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224622

Nov 16 2022

Amount Paid \$11387.00  
Skagit County Treasurer  
By Josie Bear Deputy

Escrow No.: 620052535

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David M. Nalley and Cecilla Nalley, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Danny Hagen and Nicole Hagen, a married couple and Kathy S. Hagen, an unmarried person

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

LOT 9, THUNDERBIRD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 34 AND 35, 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): P54475 / 3762-000-009-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 7, 2022

David M. Nalley  
David M. Nalley

Cecilia Nalley  
Cecilia Nalley

State of Idaho  
County of Kootenai

This record was acknowledged before me on 11-7-22 by  
David M. Nalley

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Idaho  
My commission expires: 5-8-24



State of Washington  
County of Skagit

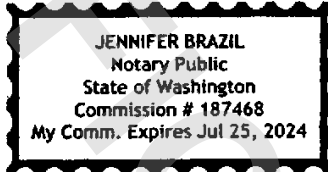
This record was acknowledged before me on 11-9-2022 by

Cecillia Valley

Jennifer Brazil  
(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 7-25-2024



**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 Plat of Thunderbird:

Recording No: 693440

2. 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: June 16, 1968

Recording No.: 715205

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 Survey:

Recording No: 201811210037

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.

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

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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.