

**When recorded return to:**

Gregory J. Black  
39850 Willard Lane  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235136

Jan 09 2023

Amount Paid \$6805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053242

**CHICAGO TITLE**

**620053242**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Utopia Homes LLC, a limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Gregory J. Black, an unmarried person and Cheyenne M.  
Airhart, 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 11, WILLARD ESTATES, REC NO. 199912230062

Tax Parcel Number(s): P116236 / 4747-000-011-0000

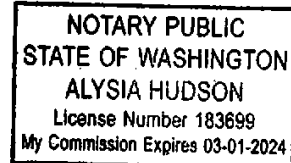
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 19, 2022

Utopia Homes LLC

BY: *John F Carey*John F Carey  
MemberState of WashingtonCounty of SkagitThis record was acknowledged before me on December 19, 2022 by John F Carey as  
Member of Utopia Homes LLC.*Alysia Hudson*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 03/01/2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P116236 / 4747-000-011-0000**

LOT 11, WILLARD ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1999, UNDER AUDITOR'S FILE NO. 199912230062, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 the Plat of Willard Estates:

Recording No: 9912230062

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: April 20, 1999  
Recording No.: 9904200136

3. Road Variance, including the terms, covenants and provisions thereof

Recording Date: August 17, 1998  
Recording No.: 9808170133

Reconsideration recorded under Recording No. 9810120109

4. Agreement regarding landscaping, including the terms, covenants and provisions thereof

Recording Date: December 23, 1999  
Recording No.: 9912230064

5. 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: 9102040045

6. Low flow mitigation summary, including the terms, covenants and provisions thereof

Recording Date: February 22, 2000  
Recording No.: 200002220104

**EXHIBIT "B"****Exceptions  
(continued)**

7. 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: December 23, 1999  
Recording No.: 9912230063

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof

Recording Date: December 23, 1999  
Recording No.: 9912230063

9. Low flow mitigation summary, including the terms, covenants and provisions thereof

Recording Date: August 24, 2000  
Recording No.: 200008240071

10. Title notification, including the terms, covenants and provisions thereof

Recording Date: March 23, 2004  
Recording No.: 200403230100

11. Surface Water Source Limited Mitigation Summary and the terms and conditions thereof:

Recording Date: April 25, 2022  
Recording No.: 202204250020

12. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording Date: June 27, 2022  
Recording No.: 202206270097

13. 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

**EXHIBIT "B"****Exceptions  
(continued)**

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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. 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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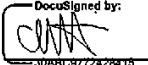
The following is part of the Purchase and Sale Agreement dated 11/17/2022  
between Gregory J Black and Cheyenne M Airhart ("Buyer")  
Buyer Buyer  
and Utopia Homes LLC ("Seller")  
Seller Seller  
concerning 39850 Willard Ln Concrete WA 98237 (the "Property")  
Address City State Zip

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.

DocuSigned by:  Buyer	11/17/2022 Date	DocuSigned by:  John Carey	11/17/22 Date
DocuSigned by:  Buyer	11/17/2022 Date	Seller	Date