

**When recorded return to:**  
Madelyn Voelker  
1106 North Viewmont Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235190

Jan 13 2023

Amount Paid \$5605.00  
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.: 620053196

**CHICAGO TITLE**  
620053196

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kent Holyoke, who also appears of record as Charles Kent Holyoke, a married person as a separate estate and Diane L. Holyoke who also appears of record as Diane Louise Holyoke , an unmarried person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Madelyn Voelker, an unmarried person and Brian Zinke, 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 7, "BEL-AIR MANOR THIRD ADDN"

Tax Parcel Number(s): P78129 / 4205-000-007-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 1-11-23

Kent Holyoke  
Kent Holyoke

\_\_\_\_\_  
Diane L. Holyoke

State of \_\_\_\_\_  
County of \_\_\_\_\_

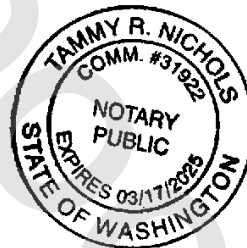
This record was acknowledged before me on \_\_\_\_\_ by Diane L. Holyoke.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

State of Washington  
County of ASOTM

This record was acknowledged before me on 1-11-2023 by Kent Holyoke.

Tammy R. Nichols  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 3-17-2025



**STATUTORY WARRANTY DEED**  
(continued)

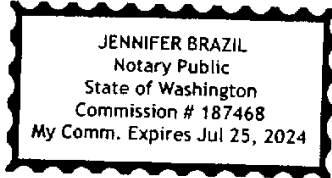
Dated: 1/12/2023

\_\_\_\_\_  
Kent Holyoke  
Diane L Holyoke  
\_\_\_\_\_  
Diane L. Holyoke

State of Washington  
County of Skagit

This record was acknowledged before me on 1-12-2023 by Diane L. Holyoke.

Jennifer Brazil  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Kent Holyoke.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P78129 / 4205-000-007-0008**

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LOT 7, "BEL-AIR MANOR THIRD ADDITION", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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: October 20, 1965

Recording No.: 673294

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 Bel-Air Manor Third Addition:

Recording No: 785740

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: November 20, 1973

Recording No.: 793568

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.
7. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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

The following is part of the Purchase and Sale Agreement dated December 12, 2022  
between Madelyn Voelker Brian Zinke ("Buyer")  
Buyer Buyer  
and Kent Holyoke Diane L Holyoke ("Seller")  
Seller Seller  
concerning 1106 N Viewmont Drive Mount Vernon WA 98273 (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.

Authenticator  
Brian Zinke 12/13/22  
Buyer Date  
Authenticator  
Madelyn Voelker 12/13/22  
Buyer Date

Diane L Holyoke 11/20/22  
Seller Date  
Authenticator  
Kent Holyoke 11/21/22  
Seller Date