

When recorded return to:
Alysann L. Hammer and David W. Hammer
20409 Curran Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235730

Mar 09 2023

Amount Paid \$7845.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620053601

Escrow No.: 620053601

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mike Kooy Properties LLC, a Washington 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 Alysann L. Hammer and David W. Hammer, a married couple

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.)

PARCEL A: PTN LT 13 & ALL LT 19, "ASSESSOR'S PLAT OF HERMWAY HEIGHTS"

PARCEL B: LT 26, "ASSESSOR'S PLAT OF HERMWAY HEIGHTS"

Tax Parcel Number(s): P65667 / 3924-000-019-0006, P65674 / 3924-000-026-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 03/03/2023

Mike Kooy Properties LLC

BY: [Signature] MEMBERMike Kooy
MemberState of WashingtonCounty of SnohomishThis record was acknowledged before me on March 3, 2023 by Mike Kooy as
Member of Mike Kooy Properties LLC.[Signature]

(Signature of notary public)

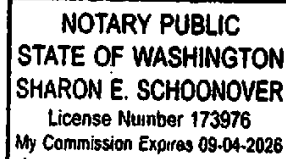
Notary Public in and for the State of WAMy appointment expires: 9-1-26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65667 / 3924-000-019-0006 and P65674 / 3924-000-026-0007

PARCEL A:

LOT 19 AND THAT PORTION OF LOT 13, "ASSESSOR'S PLAT OF HERMWAY HEIGHTS", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13;
THENCE NORTH 6°22'25" WEST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 40.06 FEET;
THENCE WEST A DISTANCE OF 80 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 26 OF SAID ASSESSOR'S PLAT OF HERMWAY HEIGHTS;
THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 26, A DISTANCE OF 40 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 13;
THENCE EAST ALONG SAID SOUTHERLY LINE, TO THE POINT OF BEGINNING.

PARCEL B:

LOT 26, ASSESSOR'S PLAT OF HERMWAY HEIGHTS, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington
Recording Date: November 17, 1913
Recording No.: Volume 95 of Deeds, Page 336

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: English Lumber Company, a corporation
Dated Date: April 21, 1920
Recording Date: May 1, 1920
Recording No.: 141727
Affects: Tract 19

The Company makes no representations about the present ownership of these reserved and excepted interests.

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: English Lumber Company
Recording Date: December 2, 1939
Recording No.: Volume 178 of Deeds, Page 355

The Company makes no representations about the present ownership of these reserved and excepted interests.

4. 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: Transmission line
Dated Date: April 30, 1951
Recording Date: July 12, 1951
Recording No.: 463152
Affects: Affects Lots 16 and 19

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

Granted to: Y.M.C.A.

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

Purpose: Ingress and egress to lands owned by grantee
 Dated Date: August 23, 1960
 Recording Date: October 4, 1960
 Recording No.: 599460
 Affects: Exact location and extent of easement is undisclosed of record

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

Granted to: Floyd G. Shuert and Lorna M. Shuert, husband and wife
 Purpose: Ingress and egress
 Dated Date: September 11, 1965
 Recording Date: September 16, 1965
 Recording No.: 671809
 Affects: Affects Tract 26

7. 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 Assessor's Plat of Hermway Heights:

Recording No: 714602

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Snohomish County
 Recording Date: April 22, 1974
 Recording No.: 800168
 Affects: Lot 26

9. 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 18, 1997
 Recording No.: 9711180139
 Affects: Portion of Lot 13

The above described property will be combined or aggregated with contiguous property owned

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

by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot.

10. Right of the public to use a portion of said premises as a public road as disclosed by the Assessors map.
11. 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."
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.