

202305310062

05/31/2023 12:50 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

When recorded return to:

Reed Eckstrom  
2401 South 18th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236699

May 31 2023

Amount Paid \$10096.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of  
Northwest Escrow, LLC  
Escrow Number: 23-1960

**CHICAGO TITLE COMPANY**  
**620053994**

### Statutory Warranty Deed

THE GRANTORS Colln N. Mahoney and Christine S. Mahoney, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Reed Eckstrom, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

LOT 30, "SKAGIT VIEW ESTATES", RECORDED NOVEMBER15, 2002, UNDER AUDITOR'S  
FILE NO. 200211150098, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel Number(s): P119843/4805-000-830-0000

LOT 30, "SKAGIT VIEW ESTATES", RECORDED NOVEMBER15, 2002, UNDER AUDITOR'S  
FILE NO. 200211150098, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: See attached EXHIBIT "A" and by this reference made a part hereto.

Dated May 27, 2023

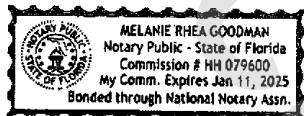
Colin N. Mahoney  
Colin N. Mahoney

Christine S. Mahoney  
Christine S. Mahoney

STATE OF Florida }  
COUNTY OF Pinellas } SS:

I certify that I know or have satisfactory evidence that Colin N. Mahoney and Christine S. Mahoney  
are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument. physical presence produced DL as ID

Dated: May 27, 2023



Melanie Rhea Goodman  
Notary Public in and for the State of FL  
Residing at St. Petersburg, FL  
My appointment expires: 01-11-2025

Escrow No.: 23-1960

## Exhibit "A"

### Subject to:

Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933 under Recording No. 259092.

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Alfred J. Gritz

Purpose: Ingress, egress and utilities

Recording Date: May 13, 1965

Recording No.: 666097

Affects: Portion of said premises and other property

Reservations and Restrictions set forth in instruments recorded under

Recording No: 667911

Recording No: 667912

Special Use Permit for a Storm water detention pond and the terms and conditions thereof:

Recording Date: August 12, 1996

Recording No.: 9608120096

Utility and Access Easement Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon and Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust

Recording Date: March 12, 1997

Recording No.: 9703120087

City of Mount Vernon Annexation Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon and Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust

Recording Date: March 12, 1997

Recording No.: 9703120088

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

In favor of: Puget Sound Energy, Inc., a Washington corporation

Purpose: Utility systems

Recording Date: March 19, 2002

Recording No.: 200203190104

Affects: Portion of said premises

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: November 14, 2002

Recording No.: 200211140201

CONTINUED  
EXHIBIT "A"

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 Skagit View Estates:

Recording No: 200211150098

Skagit County Right-to-Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: February 27, 2015

Recording No.: 201502270024

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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."

Assessments, if any, levied by Mt Vernon.

City, county or local improvement district assessments, if any.