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08/28/2023 02:56 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7834
AUG 28 2023

After Recording Mail To
Andrew C. Schuh
Law Offices of Andrew C. Schuh, PLLC
1204 Cleveland Ave.
Mount Vernon, WA 98273

Amount Paid \$-0
Skagit Co. Treasurer
By  Deputy

BARGAIN AND SALE DEED

THE GRANTOR, Mary E. Hodgson, Personal Representative of the Estate of David A. Hodgson, deceased, per Skagit County Superior Court, Cause No. 23-4-00065-29, for and in consideration of inheritance, conveys to GRANTEE: Mary E. Hodgson, a single person, the following described real estate situated in the County of Skagit, State of Washington:

Legal Description:

Lot 4, Amended Plat of Red Hawk Estates, according to the plat thereof, recorded July 26, 2005, under Auditor's File No. 200507260199, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Subject to Covenants, conditions, restrictions and easements of record per attached Exhibit "A".

Tax Parcel No./Tax ID: P116862 / 4754-000-004-0000

The Grantor, for herself and for her successors in interest does by these present expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

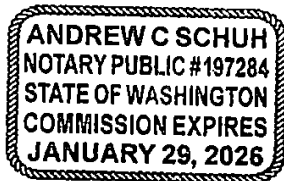
DATED Aug 25 2023.

Mary E. Hodgson
Mary E. Hodgson, Personal Representative
Estate of David A. Hodgson, deceased

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Mary E. Hodgson is the person who appeared before me, acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

DATED Aug. 25, 2023.



ACS
Andrew C. Schuh, Notary Public
My commission expires January 29, 2026.

EXHIBIT "A"

Exceptions

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and /or distribution line
Recording Date: February 3, 1998
Recording No.: 9802030011

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 RED HAWK ESTATES:

Recording No.: 200005310116

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 AMENDMENT TO RED HAWK ESTATES:

Recording No.: 200507260199

4. Skagit County Planning and Development Services Plat of Lot of Record Certification, including the terms, covenants and provisions thereof.

Recording Date: July 26, 2005
Recording No.: 200507260200

5. 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: May 3, 2006
Recording No.: 200605030006

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Red Hawk Estates Community Association
Recording Date: May 3, 2006
Recording No.: 200605030006

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 14, 2007
Recording No.: 200712140079

8. City, county or local improvement district assessments, if any.
9. Assessments, dues and charges, if any, levied by Red Hawk Estates Community Association.