

**When recorded return to:**

Esther M. Harmon  
Philip Steven Harmon and Esther M. Harmon,  
Co-Trustees of the Philip E. Harmon Family  
Irrevocable Trust  
613 Honeysuckle Dr  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238069  
Sep 15 2023  
Amount Paid \$7365.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620054508

Escrow No.: 620054508

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gordon Paul Floodeen, a married person as a separate estate and Eric Andrew Floodeen, an unmarried person as his separate estate and Jane Ellen Floodeen, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Philip Steven Harmon and Esther M. Harmon, Co-Trustees of the Philip E. Harmon Family Irrevocable Trust

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.)

PTN LTS 14 & 15, PLAT OF HILLTOP HAVEN DIVISION NO. IV"

Tax Parcel Number(s): P95644 / 4546-000-015-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 14, 2023

Gordon Paul Floodeen  
Gordon Paul Floodeen

Eric Andrew Floodeen  
Eric Andrew Floodeen

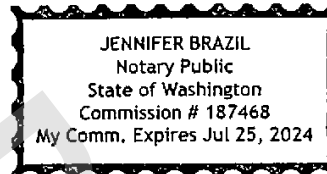
Jane Ellen Floodeen  
Jane Ellen Floodeen

State of Washington

County of Skagit

This record was acknowledged before me on 9-14-2023 by Gordon Paul Floodeen

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

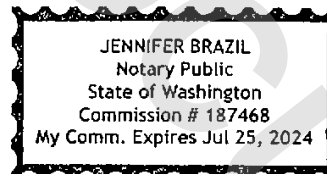


State of Washington

County of Skagit

This record was acknowledged before me on 9-14-2023 by Eric Andrew Floodeen

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

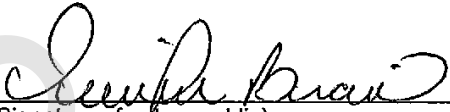


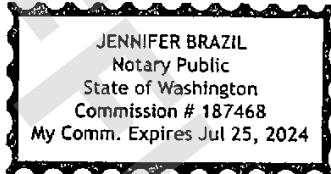
State of Washington

County of Skagit

This record was acknowledged before me on 9-14-2023 by Jane Ellen Floodeen.

**STATUTORY WARRANTY DEED**  
(continued)

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P95644 / 4546-000-015-0004**

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LOT 15, "PLAT OF HILLTOP HAVEN DIVISION NO. IV", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE(S)154 AND 155, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 14, "PLAT OF HILLTOP HAVEN DIVISION NO. IV", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE(S)154 AND 155, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14  
THENCE SOUTH 65°42'39" EAST ALONG NORTHERLY LINE OF SAID LOT 14 A DISTANCE OF 89.5 FEET;  
THENCE NORTH 74°00'00" WEST A DISTANCE OF 51.00 FEET;  
THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF LOT 15, "PLAT OF HILLTOP HAVEN DIVISION NO. IV", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE(S)154 AND 155, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15;  
THENCE NORTH 65°42'39" WEST ALONG SOUTHERLY LINE OF SAID LOT 15 A DISTANCE OF 52.66 FEET;  
THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 15, 5 FEET NORTH OF THE SAID SOUTHEAST CORNER;  
THENCE SOUTH ALONG SAID EAST LINE 5 FEET OF POINT OF BEGINNING.

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 Plat of Hilltop Haven No. 2:  
  
Recording No: 8501310022
2. 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: July 14, 1989  
Recording No.: 8907140041
3. 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 system and appurtenances thereto  
Recording Date: May 7, 1990  
Recording No.: 9005070086  
Affects: Portion of said premises and other property
4. 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 Hilltop Haven Div No. IV:  
  
Recording No: 9011070029
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

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

Recording Date: November 8, 1990  
Recording No.: 9011080064

6. 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 28, 1992  
Recording No.: 9210280013

7. 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."

8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.