

When recorded return to:

Devin P. Morton
Cove to Cascade Revocable Trust dated 3/18/2019
12500 Parkside Ln
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238178

Sep 26 2023

Amount Paid \$13834.00
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
620055012

Escrow No.: 620055012

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron M. Hendrickson, an unmarried person and Heidi N. Hendrickson, a single 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 Devin P. Morton and Jessica A. Morton, Trustees of the Cove to Cascade Revocable Trust dated 3/18/2019

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 2, SKAGIT CO. SP NO. PL 19-0389; BEING A PTN. SW SE, SEC. 30-35-3E, W.M.

Tax Parcel Number(s): P34998 / 350330-4-008-0300

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: September 21, 2023Aaron M. Hendrickson
Aaron M. HendricksonHeidi N. Hendrickson
Heidi N. HendricksonState of Washington
County of SkagitThis record was acknowledged before me on 9-21-2023 by Heidi N. Hendrickson.Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

State of Washington
County of SkagitThis record was acknowledged before me on 9-21-2023 by Aaron M. Hendrickson.Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34998 / 350330-4-008-0300

LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL 19-0389, RECORDED UNDER RECORDING NO. 202210070036, BEING A PORTION OF LOTS A AND B, SHORT PLAT NO. 98-0007, RECORDED UNDER RECORDING NO. 9906240104, LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 35, RANGE 3 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Water pipeline
Recording Date: September 16, 1996
Recording No.: 9609160043
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: August 11, 1998
Recording No.: 9808110131
3. 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 Short Plat No. 98-0007:

Recording No: 9906240104
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities under and through a 60 ft wide strip of land and a 90 ft. diameter Cul-de-sac
Recording Date: June 24, 1999
Recording No.: 9906240105
Affects: As described in said instrument
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 26, 2000
Recording No.: 200005260142

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

Regarding: Declaration of covenants, conditions, restrictions, and road maintenance agreement

6. 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 Survey:

Recording No: 200212130023

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 Skagit County Short Plat No. PL-19-0339:

Recording No: 202210070036

8. Skagit County Planning and Development Services and the terms and conditions thereof:

Recording Date: October 7, 2022

Recording No.: 202210070037

9. 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

EXHIBIT "B"

Exceptions
(continued)

NR Lands."

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED


The following is part of the Purchase and Sale Agreement dated September 01, 2023
between Cove To Cascade Revocable Trust ("Buyer")
Buyer Buyer
and Aaron M Hendrickson Heidi N Hendrickson ("Seller")
Seller Seller
concerning 12464 Parkside Ln 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.

Authenticat
 09/05/2023
Buyer Date

Authenticat
 09/05/2023
Buyer Date

Authenticat
 09/05/23
Seller Date

Authenticat
 09/05/23
Seller Date