

**When recorded return to:**

Jacob D Hockett and Lauren E Hockett  
8338 18th Ave NW  
Seattle, WA 98117

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238944

Dec 06 2023

Amount Paid \$3717.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055375

**CHICAGO TITLE**

620055375

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David H. Craven, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Jacob D Hockett and Lauren E Hockett, 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.)

LT. 3, SPL NO. PL03-0809, REC NO. 200603130157, BEING PTN SE 1/4 SW 1/4 SEC 23-34-4E  
AND NE 1/4 NW 1/4 SEC 26-34-4E, W.M.



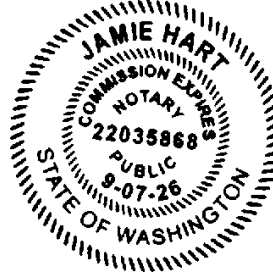
Tax Parcel Number(s): P124329 / 340426-2-001-0700, P124330 / 340423-3-012-0300

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 12.4.23  
David H. CravenState of WashingtonCounty of SnohomishThis record was acknowledged before me on 12/4/2023 by David H. Craven.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 9-07-26

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P124329 / 340426-2-001-0700 and P124330 / 340423-3-012-0300**

LOT 3, SHORT PLAT NO. PL03-0809, APPROVED MARCH 10, 2006, RECORDED MARCH 13, 2006, UNDER AUDITOR'S FILE NO. 200603130157; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON AND/OR DESCRIBED WITHIN SAID SHORT PLAT NO. PL03-0809.

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 set forth in a document:  
  
Recording Date: August 30, 1927  
Recording No.: Volume 144 of Deeds, page 195  
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: Richard X. Maguire, M.D. and Barbara Maguire, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: August 11, 1969  
Recording No.: 729788
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 Skagit County Short Plat No. 79-79:  
  
Recording No: 8106080006
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 Skagit county short plat no. 93-064 (revised 91-074):  
  
Recording No: 9308110107
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: William A. Yarcho, et ux  
Purpose: Ingress, egress and utilities  
Recording Date: November 13, 1987  
Recording No.: 8711130045
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

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

Granted to: Madlyn Mae Yarcho, etal  
Purpose: Ingress, egress and utilities  
Recording Date: December 9, 1991  
Recording No.: 9112090057

7. Agreement for Road Maintenance including the terms, covenants and provisions thereof

Recording Date: January 22, 1992  
Recording No.: 9201220064

8. 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. PL03-0809:

Recording No: 200603130157

9. Declaration of Easement for Protected Critical Area including the terms, covenants and provisions thereof

Recording Date: March 13, 2006  
Recording No.: 200603130159

10. Lot Certification including the terms, covenants and provisions thereof

Recording Date: March 13, 2006  
Recording No.: 200603130158

11. 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: March 4, 2010  
Recording No.: 201003040084

12. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 07, 2023  
between Jacob D. Hockett Lauren E. Hockett ("Buyer")  
Buyer Buyer  
and David Craven ("Seller")  
Seller  
concerning 16110 Andar Lane Mount Vernon WA 98274 (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  
Jacob Hockett 11/07/2023  
Buyer Date

Authenticat  
Lauren Hockett 11/07/2023  
Buyer Date

Authenticat  
David Craven 11/08/23  
Seller Date

Seller Date