

When recorded return to:  
Laura Hartmann  
MT. Vernon Lot 2120, LLC  
16509 SE Lake Holm Road  
Auburn, WA 98092

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249543  
Feb 09 2024  
Amount Paid \$1981.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

15215 SE 272nd St., Suite 101  
Kent, WA 98042

CHICAGO TITLE  
620055585

Escrow No.: 0267452-OC

**PERSONAL REPRESENTATIVE DEED**  
**(Bargain and Sale Deed - RCW 64.04.040)**

THE GRANTOR(S)

Laura R Hartmann, as Co-Administrator and Ryan Christopher Parker, as Co-Administrator, of The James N. Parker Estate

for and in consideration of

Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, bargains, sells, and conveys to

MT. Vernon Lot 2120, LLC, a Washington limited liability company

the following described 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.)

Tax/Map ID(s): Ptn NEQ SEQ Sec 17-34-4E

Tax Parcel Number(s): P25690,

Subject to:

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

Dated: February 6, 2024

The James Parker Estate

BY: Laura R. Hartmann  
Laura R Hartmann  
Co-Administrator

BY: \_\_\_\_\_  
Ryan Christopher Parker  
Co-Administrator

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The James Parker Estate

BY: \_\_\_\_\_

Laura R Hartmann  
Co-Administrator

BY: \_\_\_\_\_

Ryan Christopher Parker  
Co-Administrator

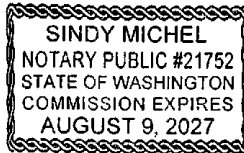
**PERSONAL REPRESENTATIVE DEED**

(continued)

State of WACounty of KING

This record was acknowledged before me on 2-8-24 by Laura R Hartmann,  
as Co-Administrator and ~~Ryan Christopher Parker, as Co-Administrator of The James Parker Estate.~~

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 8/9/27

**PERSONAL REPRESENTATIVE DEED**  
(continued)

State of WA

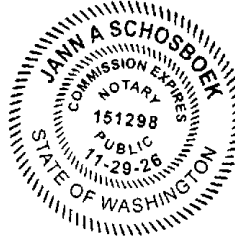
County of Snohomish

This record was acknowledged before me on 2/8/2024 by Laure R Hartmann,  
as Co-Administrator of Ryan Christopher Parker, as Co-Administrator of The James Parker Estate.

Jane A Schosboek  
(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 11/29/26



**EXHIBIT "A"**  
Legal Description

That portion of the Northeast quarter of the Southeast quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the paved highway right of way at the Northwest corner of those premises conveyed to E.N. Neal, etux, by deed dated March 5, 1946, filed February 4, 1947 under Auditor's File No. 400968 and recorded in Volume 216 of deeds, at page 56, which point is 346.4 feet West, more or less, of the East line of said Northeast quarter of the Southeast quarter; thence East along the South line of said highway right of way 75 feet; thence South parallel with the East line of said Northeast quarter of the Southeast quarter to a line which is parallel with and 288 feet South of the North line of said Northeast quarter of the Southeast quarter; thence West 75 feet; thence North to the Point of Beginning.

Except that portion of said premises, if any, lying West of the East line of those premises conveyed to Lloyd K. Westphall, etux, by deed dated March 24, 1949, filed July 7, 1949, under recording number 433418 and recorded in Volume 234 of deeds at page 742.

Except the North 10 feet thereof deeded to the City of Mount Vernon for road purposes by instrument dated October 29, 1984 and recorded November 16, 1949, under recording number 8411160007.

**EXHIBIT "B"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 1. 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."
2. Agreement, and the terms and conditions thereof:  
Recording Date: November 16, 1984  
Recording No.: 8411160008
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 Survey:  
Recording No: 8807290029
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: State of Washington  
Purpose: Constructing and maintaining highway slopes  
Recording Date: July 18, 1991  
Recording No.: 9107180066
5. 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: