

When recorded return to:
Monirul Hawke and Kailey A. Hawke
4020 Creek Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249637

Feb 21 2024

Amount Paid \$8761.00
Skagit County Treasurer
By Candi Newcombe Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620055591

CHICAGO TITLE
620055591
STATUTORY WARRANTY DEED

THE GRANTOR(S) Josiah A. Nelson and Esther E. Nelson, a married couple and Daniel W. Pinkerton, a married man as his 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 Monirul Hawke and Kailey A. Hawke, 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 41, HILLTOP HAVEN

Tax Parcel Number(s): P81317 / 4393-000-041-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 2/16/24

Josiah A. Nelson
Josiah A. Nelson

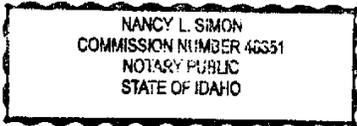
Esther E. Nelson
Esther E. Nelson

Daniel W. Pinkerton
Daniel W. Pinkerton

State of Idaho
County of Kentoni

This record was acknowledged before me on 2/16/2024 by Josiah A. Nelson and Esther E. Nelson.

Nancy L. Simon
(Signature of notary public) Nancy L. Simon
Notary Public in and for the State of Idaho
My commission expires: 10/16/24



State of Idaho
County of Kentoni

This record was acknowledged before me on 2/16/2024 by Daniel W. Pinkerton

Nancy L. Simon
(Signature of notary public) Nancy L. Simon
Notary Public in and for the State of Idaho
My commission expires: 10/16/24

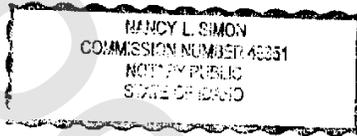


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81317 / 4393-000-041-0008

LOT 41, HILLTOP HAVEN, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE(S) 47, 48
AND 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 the Plat of Hilltop Haven:

Recording No: 7902230005

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: March 9, 1979
Recording No.: 7903090037

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 25, 1980
Recording No.: 8008250078

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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

EXHIBIT "B"

Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

5. Assessments, if any, levied by Mt Vernon.
6. 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 January 11, 2024

between Monirul Hawke Kalley Hawke ("Buyer")
Buyer Buyer
and Esther E Nelson Josiah A Nelson ("Seller")
Seller Seller
concerning 4020 Creek Place 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.

Authentication: Monirul Hawke 01/11/2024
Buyer Date
Authentication: Kalley Hawke 01/11/2024
Buyer Date

Authentication: Esther Nelson 01/12/24
Seller Date
Authentication: Josiah A Nelson 01/12/24
Authentication Date
Seller Authentication: Dan Pinkerton 01/12/24
Authentication Date
2/16/24
2/16/24