

202404240030

04/24/2024 10:36 AM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**

Dina Irene Nichols  
488 Garden Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240360

Apr 24 2024

Amount Paid \$7445.00

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.: 620056149

**CHICAGO TITLE**  
620056149

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donna C. Hart, Surviving Trustee of the Hart Family Trust, dated April 26, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Dina Irene Nichols, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

UNIT 46, FARMINGTON SQUARE CONDOMINIUM, ACCORDING TO THE DECLARATION  
THEREOF RECORDED JANUARY 28, 2004, UNDER AUDITOR'S FILE NO. 200401280083, AND  
SURVEY MAP AND PLANS THEREOF RECORDED JANUARY 28, 2004, UNDER AUDITOR'S  
FILE NO. 200401280084, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

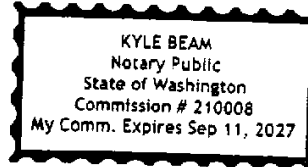
Tax Parcel Number(s): P121291 / 4828-000-046-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 4-23-24

Donna C. Hart, Surviving Trustee of the Hart Family Trust, dated April 26, 1993

BY: Donna C. HartDonna C. Hart  
Surviving TrusteeState of WACounty of SkagitThis record was acknowledged before me on 4-23-24 by Donna C. Hart,  
Surviving Trustee of the Hart Family Trust, dated April 26, 1993.[Signature]

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 9-11-27

## EXHIBIT "A"

### 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 City of Burlington Short Plat No. 4-79:

Recording No: 7910260042

2. 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 City of Burlington Short Plat No. 4-70.

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 City of Burlington Short Plat No. BU-5-01:

Recording No: 200107200120

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 Face of City of Burlington Short Plat No. BU-6-01.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Energy, Inc.
Purpose:	Utility systems and distribution of sale of electricity
Recording Date:	September 27, 2002
Recording No.:	200209270024
Affects:	Portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

**EXHIBIT "A"****Exceptions  
(continued)**

document:

In favor of: Puget Sound Energy, Inc.  
 Purpose: Utility systems and distribution of sale of electricity  
 Recording Date: October 28, 2002  
 Recording No.: 200210280102  
 Affects: Portion of said premises

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
 Purpose: Underground electric system, together with necessary appurtenances  
 Recording Date: January 24, 2003  
 Recording No.: 200301240126  
 Affects: Portion of said premises

8. 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: June 4, 2003  
 Recording No.: 200306040116

9. 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 Farmington Square Condominium:

Recording No: 200401280084

10. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

**EXHIBIT "A"****Exceptions  
(continued)**

Entitled: Declaration of Condominium  
 Recording Date: January 28, 2004  
 Recording No.: 200401280083

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 27, 2010  
 Recording No.: 201004270099

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 24, 2010  
 Recording No.: 201008240102

11. Lien of assessments levied pursuant to the Declaration for Farmington Square Owners' Association to the extent provided for by Washington law.
12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Burlington.
15. 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 04/07/24  
between Dina Irene Nichols ("Buyer")  
and Hart Family Trust ("Seller")  
concerning 488 Garden Lane Burlington WA 98233 (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.

Authorized:  
Dina I. Nichols 04/07/24  
Buyer Date

Donna C. Hart 4-23-24  
Donna Hart  
Seller Date

Buyer Date

Seller Date