

**When recorded return to:**  
Michele Cardon and Mark Cardon  
16720 Bennett Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240494  
May 03 2024  
Amount Paid \$12944.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Chicago Title  
500149794

Escrow No.: 500149794

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Connor Hamlett and Julia Hamlett, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Michele Cardon and Mark Cardon, 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.)

PTN NW NE, SEC. 14-34-3E, W.M.

Tax Parcel Number(s): P21896 / 340314-0-056-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4/30/24

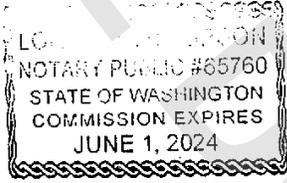
[Signature]  
Connor Hamlett

[Signature]  
Julia Hamlett

State of Washington  
County of Snohomish

This record was acknowledged before me on 4-30-2024 by Connor Hamlett and Julia Hamlett.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 6-1-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P21896 / 340314-0-056-0004**

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THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 88°20'30" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 1077.75 FEET;  
THENCE SOUTH 1°39'30" WEST 30.0 FEET TO THE SOUTH LINE OF THE COUNTY ROAD, AND THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 1°39'30" WEST A DISTANCE OF 158.00 FEET;  
THENCE SOUTH 88°20'30" EAST A DISTANCE OF 110 FEET;  
THENCE NORTH 1°39'30" EAST A DISTANCE OF 158 FEET TO THE SOUTH LINE OF THE COUNTY ROAD;  
THENCE NORTH 88°20'30" WEST ALONG SAID ROAD A DISTANCE OF 110.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 88°20'30" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 1077.75 FEET;  
THENCE SOUTH 1°39'30" WEST 30.0 FEET TO THE SOUTH LINE OF THE COUNTY ROAD;  
THENCE SOUTH 1°39'30" WEST A DISTANCE OF 158.00 FEET;  
THENCE SOUTH 88°20'30" EAST, A DISTANCE OF 110.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUE SOUTH 88°20'30" EAST TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;  
THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTH LINE OF THE COUNTY ROAD;  
THENCE WEST ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO A POINT THAT LIES NORTH 1°39' 30" EAST OF THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 1°39'30" WEST TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Title Notification - Special Flood Hazard Area and the terms and conditions thereof  
Recording Date: June 17, 2008  
Recording No.: 200806170006
2. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands Pursuant to Skagit County code 14.16.810 and the terms and conditions thereof  
Recording Date: June 17, 2008  
Recording No.: 200806170007
3. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870 and the terms and conditions thereof  
Recording Date: June 17, 2008  
Recording No.: 200806170008
4. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands Pursuant to Skagit County code 14.16.810 and the terms and conditions thereof  
Recording Date: June 23, 2008  
Recording No.: 200806230180
5. 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."

**EXHIBIT "B"**

Exceptions  
(continued)

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.