

**When recorded return to:**  
Ashley Nicole Hamrick  
16715 Britt Rd  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240604  
May 14 2024  
Amount Paid \$7925.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title  
620055981

Escrow No.: 245462888

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Tristan Cook, an unmarried person and Samantha Brown, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys and warrants to Ashley Nicole Hamrick, an unmarried person and Anthony  
Glenn Hugo, a married man as his separate estate and Clinton B. Hamrick and Venecia Jenny  
Hamrick, husband and wife

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

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE AS  
BUILT AND EXISTING COUNTY ROAD, COMMONLY KNOWN AS BRITT'S SLOUGH ROAD, AS  
ESTABLISHED BY DEED DATED JULY 2, 1958, AND RECORDED JULY 17, 1959, UNDER  
RECORDING NO. 583299, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
EXCEPT DITCH AND DIKE RIGHTS OF WAY;  
AND ALSO EXCEPT THAT PORTION, IF ANY, LYING WEST OF THE WEST LINE OF THE  
EAST 165 FEET OF SAID SUBDIVISION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): 340430-0-054-0005, P28864

Subject to:

**STATUTORY WARRANTY DEED**

(continued)

1. 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 Survey in Short Plat:  
Recording No: 8112310065

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Utility electric transmission and/or distribution system

Recording Date: December 14, 2021

Recording No.: 202112140112

Affects: Portion of said premises

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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




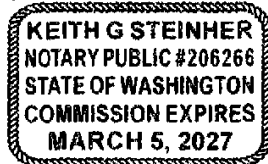

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."

## STATUTORY WARRANTY DEED

(continued)

Dated: May 13, 2024  
Tristan Cook  
Samantha BrownState of Washington  
County of Whatcom  
This record was acknowledged before me on 5-13-2024 by Tristan Cook.  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 3-5-27State of Washington  
County of Whatcom  
This record was acknowledged before me on 5-13-2024 by Samantha Brown.  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 3-5-27