

**When recorded return to:**  
Michael Hughes  
12062 Discovery Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240886  
Jun 07 2024  
Amount Paid \$10256.20  
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.: 620056377

**CHICAGO TITLE CO.**

*LO20056377*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shad Tyler Saulsbury, an unmarried person

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

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

LOT 1, NORTHSOUND ESTATES NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED  
IN VOLUME 9 OF PLATS, PAGES 6 AND 7, 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): P67673 / 3962-000-001-0009

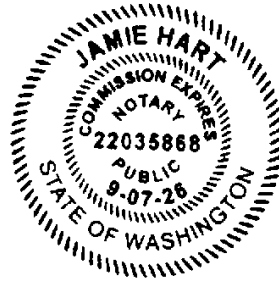
Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 6/4/2024

[Signature]  
Shad Tyler Saulsbury



State of Washington  
County of SKAGIT

This record was acknowledged before me on June 4th 2024 by Shad Tyler Saulsbury.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 9-07-26

**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 the Plat of Northsound Estates No. I:

Recording No: 676023

2. Easement, including the terms and conditions thereof, reserved by instrument;

Recording Date: October 10, 1892  
Volume: 23 of Deeds  
Page: 690  
For: Right of way for drainage purposes  
Affects: A portion of said premises and other property

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: October 1, 1962  
Recording No.: 626901  
In favor of: Gene Sargent and Charlotte Sargent  
For: Roadway purposes  
Affects: Private roadway delineated on plat

4. 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: February 9, 1966  
Recording No.: 678479  
Executed By: North Sound Corporation

AMENDED by instrument(s):

Recording Date: February 2, 1981  
Recording No.: 8102020019

NOTE: A purported abandonment of that certain easement and restriction designated in Paragraph 13 in instrument recorded February 9, 1966, under Recording No. 678479, records of Skagit County, Washington. This document was recorded on August 23, 1982, under Recording No. 8208230059, records of Skagit County, Washington.

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

5. 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: February 9, 1966  
Recording No.: 678478  
Executed By: North Sound Corporation

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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 May 04, 2024  
between Michael Hughes ("Buyer")  
Buyer Buyer  
and Shad Saulsbury ("Seller")  
Seller Seller  
concerning 12062 Discovery Drive 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.

Authentic: Michael Hughes 05/04/2024  
Buyer Date

Authentic: Shad Saulsbury 05/05/24  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date