

When recorded return to:
Sean Hedeon and Christina Hedeon
13286 Signe Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240908
Jun 10 2024
Amount Paid \$14635.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: NXPU-0549511

GNW 24-20414

THE GRANTOR(S)

Savannah Alice Fellows and Andrew Neil Fellows, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Sean Hedeon and Christina Hedeon, a married couple

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

**See Exhibit A attached hereto and by this reference incorporated in and made a part
hereof.**

Abbreviated Legal: Section 10, Township 34 North, Range 4 East - SW NW (aka Lot 4, Short Card No.
SP-99-0030)

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

For further particulars reference is made to Exhibit "B" attached hereto and by this reference made a
part hereof. Exhibit "B" – Skagit County Right-To-Manage Natural Resource Lands Disclosure.

Tax Parcel Number(s): P116651/340410-2-009-0400

Dated: June 6, 2024

Savannah A. Fellows
Savannah Alice Fellows

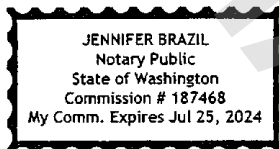
Andrew Neil Fellows
Andrew Neil Fellows

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on June 6, 2024 by Savannah
Alice Fellows.

Stamp



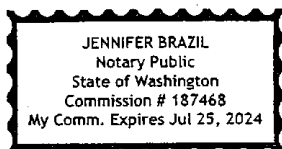
Jennifer Brazil
Notary Public
My commission expires: 7-25-2024

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on June 6, 2024, 2024 by Andrew
Neil Fellows.

Stamp



Jennifer Brazil
Notary Public
My commission expires: 7-25-2024

Subject to - Deed Exception(s):**RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Puget Mill Company

Recorded: December 10, 1926

Auditor's No.: 199383

As Follows: "Reserves...all oils, gases, coal, minerals...to take, mine and remove the same."

This Company notes a reference to mineral rights in instrument recorded May 22, 1986 as Auditor's File No. 8605220031

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Card No. 99-0030

Recorded: March 21, 2000

Auditor's No.: 200003210085

PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: March 21, 2000

Auditor's No.: 200003210086

Executed By: Nordco Group, LLC

EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy

Dated: March 30, 2000

Recorded: March 31, 2000

Auditor's No.: 200003310155 and 200003310156

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

Affects: 10 feet adjoining Signe Place

PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: October 30, 2000

Auditor's No.: 200010300159

Executed By: Nordco Group, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: May 8, 2002

Auditor's No.: 200205080112 and 200205080113

17. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resources Notice that may include covenants, conditions and restrictions affecting the subject property, recorded on October 23, 2020 as Auditor's File No. 202010230137.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

EXHIBIT A**Legal Description**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 4, Skagit County Short Card No. SP-99-0030, approved March 20, 2000 and recorded March 21, 2000, under Skagit County Auditor's File No. 200003210085, being a portion of the Southwest ¼ of the Northwest ¼ of Section 10, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across said Tract "A", Signe Place, private road, utilities, and water pipeline easement as shown on said Short Card No. SP-99-0030, as recorded under Skagit County Auditor's File No. 200003210085 on March 21, 2000.

EXCEPT from said Lot 4, the following described tract:

Beginning at the Northeast corner of said Lot 4, SP-99-0030; thence North 86° 17'27" West 244.43 feet along the North line of said Lot 4 (also being the Southerly right-of-way margin of Swan Road) to the Northeast corner of Lot 1 of said SP-99-0030; thence South 34°48'05" East 120.00 feet along the Easterly line of said Lot 1 to the corner common to Lots 1 and 2 of said SP-99-0030; thence South 0°38'19" West 164.42 feet along the East line of said Lot 2 to the corner common to Lots 2 and 3 of said SP-99-0030; thence South 47°27'37" West 239.80 feet along the Southeasterly line of said Lot 3 to the corner common to Lot 3 and Lot 4 "Building Site" of said SP-99-0030; thence South 71°35'19" West 268.39 feet along the Southeasterly line of said Lot 4 "Building Site" to the Southwest corner thereof; thence North 0°18'08" East 310.00 feet along the West line of said Lot 4 "Building Site" to the Northwest corner thereof, being a point on a non-tangent curve on the Southerly margin of Tract "A", Signe Place, private road, utilities, and water pipeline easement; thence along the arc of said curve to the right, being along the Southerly margin of said Tract "A", concave to the North, having an initial tangent bearing of North 53°30'41" West, a radius of 45.00 feet, through a central angle of 57°00'12", an arc distance of 44.77 feet; thence leaving said curve North 44°41'52" West 58.89 feet to the West line of said Lot 4, Open Space/Protective Area, also being the West line of said Northwest ¼ of Section 10, Township 34 North, Range 4 East, W.M. thence South 0°18'08" West 1,172.07 feet along said West line to the Southwest corner of said Lot 4, Open Space/Protective Area, also being the Southwest corner of said subdivision; thence South 88°54'25" East 668.71 feet along the South line of said Lot 4, Open Space/Protective Area, also being the South line of said subdivision, to the Southeast corner of said Lot 4, Open Space/Protective Area at a point bearing South 0°11'00" West from the point of beginning; thence North 0°11'00" East 1,288.09 feet along the West line of said Lot 4, Open Space/Protective Area to the point of beginning.

APN/Parcel(s): P116651/340410-2-009-0400

Exhibit "B"

Form 229
 Skagit Right-to-Manage Disclosure
 Rev. 10/14
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SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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 Northwest Multiple Listing Service
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 29 2024
 between Sean Hedeon Christina Hedeon ("Buyer")
Buyer Buyer
 and Andrew N Fellows Savannah A Fellows ("Seller")
Seller Seller
 concerning 13286 Signe Rd 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 natural 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.

Sean Hedeon 04/30/24
 Buyer Date

Christina Hedeon 04/30/24
 Buyer Date

Andrew N Fellows 04/29/2024
 Seller Date

Savannah A Fellows 04/29/2024
 Seller Date