

**When recorded return to:**

Gary R. Curry and Rhonda L. Curry  
P.O. Box 12594  
Everett, WA 98206

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240946

Jun 12 2024

Amount Paid \$14234.50  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

**CHICAGO TITLE**

425 Commercial St  
Mount Vernon, WA 98273

620055830

Escrow No.: 620055830

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Esther M. Harmon and Philip E. Harmon as Co Trustee's of The Esther M. Harmon Trust, U/A DTD January 25, 1996

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Gary R. Curry and Rhonda L. Curry, a married couple and David Stanley Sherman and Virginia Lee Sherman, a married couple

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

LOT 13, "HILLTOP HAVEN DIV. NO. IV," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 154 AND 155, 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): P95642 / 4546-000-013-0002

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: June 5, 2024

The Esther Harmon Trust

BY: Esther M. Harmon  
Esther M Harmon  
Co-Trustee

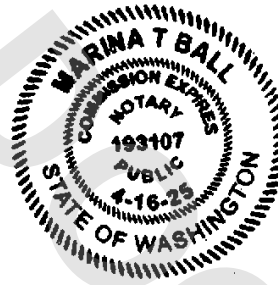
BY: Philip E. Harmon, trustee  
Philip E. Harmon  
Co-Trustee

State of Washington

County of Skagit

This record was acknowledged before me on June 5, 2024 by Esther M Harmon and Philip E. Harmon as Co-Trustee and Co-Trustee, respectively, of Esther M. Harmon and Philip E. Harmon as Co Trustee's of The Esther M. Harmon Trust, U/A DTD January 25, 1996.

Marina T Ball  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: April 16, 2025



**EXHIBIT "A"**  
Exceptions

1. 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: July 14, 1989

Recording No.: 8907140041

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

Recorded: May 7, 1990

Recording No.: 9005070086, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company, a Washington corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: The exterior 10 feet, parallel with and adjoining the street frontage of all lots

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 the Plat of Hilltop Haven Division No. IV:

Recording No: 9011070029

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: November 8, 1990

Recording No.: 9011080064

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

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

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mt Vernon.
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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 22, 2024

between Gary Curry Rhonda Curry ("Buyer")  
Buyer Buyer  
and Esther Harmon Trust ("Seller")  
Seller Seller  
concerning 613 Honeysuckle Dr 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 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.

Authenticator  
Gary Curry 05/22/24  
Buyer Date

Esther Harmon Trust 5/11/24  
Seller Date

Authenticator  
Rhonda Curry 05/22/24  
Buyer Date

Seller Date