

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241376

Jul 17 2024

Amount Paid \$10007.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Adrian Vincent Hutchinson and Kelly Alanna
Hutchinson
4721 Cypress Drive
Anacortes, WA 98221

GNW 24-20423

STATUTORY WARRANTY DEED

THE GRANTOR(S), **James A. Montgomery and Kathleen A. Montgomery, a married couple** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Adrian Vincent Hutchinson and Kelly Alanna Hutchinson, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

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.

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

Lot 2, PLAT OF WOODRIDGE ESTATES

Tax Parcel Number(s): 4699-000-002-0000 and P111851

Dated: 07/12/2024James A. Montgomery
James A. MontgomeryKathleen A. Montgomery
Kathleen A. MontgomeryState of Washington
County of ~~Island~~ SnohomishThis record was acknowledged before me on 12th day of July, 2024 by
James A. Montgomery and Kathleen A. Montgomery.

(Stamp)

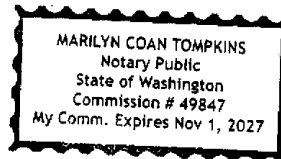
Marilyn Coan Tompkins
Printed name: Marilyn Coan Tompkins
Notary Public
My commission expires: 11/01/2027

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 2, PLAT OF WOODRIDGE ESTATES, as per plat recorded in Volume 16 of Plats, pages 184 through 186, records of Skagit County, Washington.