

**When recorded return to:**  
Brian K. Fluaitt and Rachel A. Fluaitt  
22638 Grip Rd  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242438  
Oct 07 2024  
Amount Paid \$8725.40  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title  
620056970

Escrow No.: 245466299

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Misty Hauenstein, 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 Rachel A. Fluaitt and Brian K. Fluaitt, a married couple

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

LOT 1, PLAT OF THOMAS CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGES 14 AND 15, 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): 4375-000-001-0008, P80716

Subject to:

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: July 27, 1978  
Recording No.: 884372

**STATUTORY WARRANTY DEED**

(continued)

2. Covenants, conditions and restrictions 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: August 9, 1977  
Recording No.: 862247

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 Thomas Creek:  
Recording No: 878028

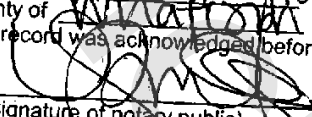
4. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:  
Recording Date: October 16, 2018  
Recording No.: 201810160080

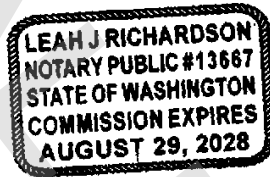
**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 4, 2024

  
Misty Hauenstein

State of Washington  
County of King  
This record was acknowledged before me on 10/04/24 by Misty Hauenstein.

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 8-29-2028



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 September 6, 2024  
between Brian K Fluaitt Rachel A Fluaitt ("Buyer")  
Buyer Buyer  
and Misty Hauenstein ("Seller")  
Seller Seller  
concerning 22638 Grip Rd Sedro Woolley WA 98284 (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.

Signed by: [Signature] 9/7/2024 | 05:22 PDT [Signature] 9/25/24  
Buyer Date Seller Date  
Signed by: [Signature] 9/6/2024 | 20:34 PDT  
Buyer Date Seller Date