10/16/2024 09:10 AM Pages: 1 of 7 Fees: \$309.50

Skagit County Auditor, WA

When recorded return to: Thomas Hutchisson 45223 Cedar Street Concrete, WA 98237

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20242573 Oct 16 2024 Amount Paid \$6085.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620057016

Chicago Title 620057016

STATUTORY WARRANTY DEED

THE GRANTOR(S) William H. Thompson III, Michael G. Thompson, and Shawn S. Thompson, Co-Trustees of the Decedent's Trust of the William H. Thompson and Donna L. Thompson Family Trust, created under the Thompson Family Trust Agreement, Dated March 25, 1994

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

the following described real estate, situated in the County of Skagit, State of Washington: LOTS 1, 2, 19 & 20, BLOCK 7, GRASSMERE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 67, 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): P70947 / 4065-007-002-0007, P70957 / 4065-007-020-0005

Subject to:

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 1

WA-CT-FNRV-02150.620019-620057016

(continued)

Dated: 10/2/24

The Decedent's Trust of the William H. Thompson and Donna L. Thompson Family Trust, created under the Thompson Family Trust Agreement, Dated March 25, 1994

BY: Michael G. Thompson
Co-Trustee

SY:______ William H. Thompson, III

Shawn S. Thompson

Co-Trustee

Co-Trustee

State of WAShington

This record was acknowledged before me on <u>Stober 2 2024</u> by Shawn S. Thompson as Co-Trustee, The William H. Thompson and Donna L. Thompson Family Trust, created under the Thompson Family Trust Agreement, Dated March 25, 1994.

(Signature of notary public)

Notary Public in and for the State of WASh

My appointment expires: 6-1-2028

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 2

WA-CT-FNRV-02150.620019-620057016

(continued)

Dated: 10/4/24
The Decedent's Trust of the William H. Thompson and Donna L. Thompson Family Trust, created under the Thompson Family Trust Agreement, Dated March 25, 1994
BY: Michael G. Thompson Co-Trustee
BY: William H. Thompson, Ill Co-Trustee
BY: Shawn S. Thompson Co-Trustee
State of
County of
This record was acknowledged before me on
(Signature of notary public) Notary Public in and for the State of My appointment expires:

(continued)

State of
County of
This record was acknowledged before me on by Michael G. Thompson, Co-Trustee, of Tthe Decedent's Trust of the William H. Thompson and Donna L. Thompson Family Trust, created under the Thompson Family Trust Agreement, Dated March 25, 1994.
(Signature of notary public) Notary Public in and for the State of My appointment expires:
State of Idaho
County of Ada
This record was acknowledged before me on $10-04-2024$ by William H. Thompson, III Co-Trustee, of The Decedent's Trust of the William H. Thompson and Donna L. Thompson Family Trust, created under the Thompson Family Trust Agreement, Dated March 25, 1994.
(Signature of notary public) Notary Public in and for the State of Idaho My appointment expires: 03-05-2026 NATHAN D LARGE COMMISSION # 20200926 NOTARY PUBLIC STATE OF IDAHO MY COMMISSION EXPIRES 03/05/26

(continued)

State of WAShington
County of SKAC it
This record was acknowledged before me on Attober 2, 2024 by Michael G. Thompson, Co-Trustee, , of Tthe Decedent's Trust of the William H. Thompson and Donna L. Thompson Family Trust, created under the Thompson Family Trust Agreement, Dated March 25 1994.
(Signature of notary public) Notary Public in and for the State of Washington
My appointment expires: 6 - 7 - 26 28 LORRIE J THOMPSON NOTARY PUBLIC #65760 STATE OF WASHINGTON COMMISSION EXPIRES
State of JUNE 1, 2028
County of
This record was acknowledged before me on by William H. Thompson, III Co-Trustee, of The Decedent's Trust of the William H. Thompson and Donna L. Thompson Family Trust, created under the Thompson Family Trust Agreement, Dated March 25 1994.
(Signature of notary public) Notary Public in and for the State of My appointment expires:

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 Grassmere:

Recording No: Volume 3 Page 67

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 3. Assessments, if any, levied by Concrete.
- 4. City, county or local improvement district assessments, if any.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

The state of the Theorem Send	etween	Thomas Hutchisson				("Buyer"
Oncerning 45223 Cedar St Concrete WA 98237 (the "Property" State Zip Uyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural esource 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		Buyer The Sales Til	bannan Rami	Buyer		/#0 - !!
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