

**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:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Chicago Title  
620057016

Escrow No.: 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

(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: [Signature]  
Michael G. Thompson  
Co-Trustee

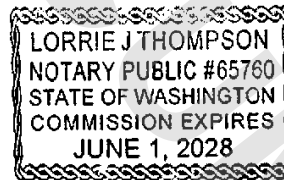
BY: \_\_\_\_\_  
William H. Thompson, III  
Co-Trustee

BY: [Signature]  
Shawn S. Thompson  
Co-Trustee

State of Washington  
County of SKAGIT

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

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**STATUTORY WARRANTY DEED**

(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, III  
William H. Thompson, III  
Co-Trustee

BY: \_\_\_\_\_  
Shawn S. Thompson  
Co-Trustee

State of \_\_\_\_\_

County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ 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 \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**STATUTORY WARRANTY DEED**

(continued)

State of \_\_\_\_\_

County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Michael G. Thompson, 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: \_\_\_\_\_

State of IdahoCounty 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 IdahoMy appointment expires: 03-05-2026

NATHAN D LARGE  
COMMISSION # 20200926  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 03/05/26

## STATUTORY WARRANTY DEED

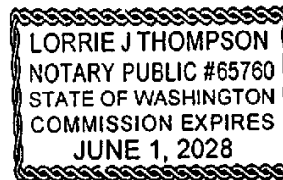
(continued)

State of WashingtonCounty of SKagit

This record was acknowledged before me on October 2, 2024 by Michael G. Thompson, 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.

Lorrie J Thompson  
(Signature of notary public)

Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



State of \_\_\_\_\_

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:

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2. 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  
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 13, 2024  
between Thomas Hutchisson ("Buyer")  
Buyer Buyer  
and Decedents of the Thompson Fami ("Seller")  
Seller Seller  
concerning 45223 Cedar St Concrete WA 98237 (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.

Authentication  
Thomas Hutchisson 09/15/24  
Buyer Date

Authentication  
MV Thompson 09/15/2024  
Seller Date

Buyer Date

Seller Date