

202502190050

02/19/2025 02:48 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Lenny Hull and Darla Hull
44704 Concrete Sauk Valley Road
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250457

Feb 19 2025

Amount Paid \$9081.40
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

Escrow No.: 620057899

CHICAGO TITLE
6.20057899

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephanie Henning and Melanie Dalpiaz, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Lenny Hull and Darla Hull, a married couple

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

TRACT C OF SHORT PLAT NO. 95-77, APPROVED JANUARY 6, 1978, AND RECORDED
UNDER AUDITOR'S FILE NO. 871601 IN BOOK 2 OF SHORT PLATS, PAGE 173, RECORDS
OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1,
SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P44009 / 350816-0-010-0209

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 02/14/2025



Stephanie Henning



Melanie Dalpias

State of Washington

County of Skagit

This record was acknowledged before me on 2-14-25 by Stephanie Henning and Melanie Dalpias.



(Signature of notary public)

Notary Public in and for the State of WA

My appointment expires: 3-29-28

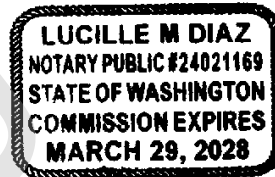


EXHIBIT "A"
Exceptions

1. Easement Agreement and Protective Covenants, including the terms and conditions thereof
Granted to: Owners of tracts in said Short Plat No. 95-77
Providing: Operation, maintenance and repair of private water and sewage system located on subject property
Recording Date: January 5, 1979
Recording No.: 894281

2. Agreement and the terms and conditions thereof:

Executed by: Owners of Tracts in said Short Plat No. 95-77
Recording Date: May 24, 1979
Recording No.: 7905240037
Providing: Operation, maintenance and repair of private water and sewage system
Affects: Tracts A, B and C of said Short Plat No. 95-77

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 SKAGIT COUNTY SHORT PLAT NO. 95-77:

Recording No: 871601

4. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025.

5. City, county or local improvement district assessments, if any.

Authentication ID: 26695803-FE0D-49F11-82CF-0022-40201027

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 07, 2025

between Lenny Hull Darla Hull ("Buyer")
Buyer Buyer
and Stephanie Henning Melanie Dalpiaz ("Seller")
Seller Seller
concerning 44704 Concrete Sauk Valley Road 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.

Darla Hull 1-7-25
Buyer Date

Lenny Hull 1-7-25
Buyer Date

Authenticate
Stephanie Jean Dalpiaz 01/08/25
Seller Date

Authenticate
Melanie Rose Dalpiaz 01/08/25
Seller Date