

202504240045

04/24/2025 12:04 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Theresa Huizenga
45317 Main St
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251226

Apr 24 2025

Amount Paid \$5445.00
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

Escrow No.: 620057864

CHICAGO TITLE

620057864

STATUTORY WARRANTY DEED

THE GRANTOR(S) New Creation Renovations LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Theresa Huizenga, a single woman

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

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

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

LT 5, BLK 5, ROCKPORT

Tax Parcel Number(s): P75178 / 4146-005-005-0001

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 4/4/25

New Creation Renovations LLC

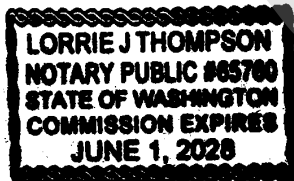
BY: Vickie WamackVickie Wamack
MemberBY: Robin L. WamackRobin L. Wamack
MemberState of WashingtonCounty of SKagitThis record was acknowledged before me on April 4, 2025 by Vickie Wamack and Robin L. Wamack as Member and Member, respectively, of New Creation Renovations LLC.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75178 / 4146-005-005-0001

LOT 5, BLOCK 5, "ROCKPORT", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOTS; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, TO THE NORTHWESTERLY CORNER THEREOF;
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 7.50 FEET, MORE OR LESS, TO THE EASTERLY EDGE OF AN 18 FOOT WIDE ASPHALT SURFACE ROAD;
THENCE SOUTHWESTERLY ALONG THE EASTERLY EDGE OF SAID EXISTING ROAD TOT POINT ON THE SOUTH LINE OF SAID LOTS, WHICH BEARS SOUTHEASTERLY, A DISTANCE OF 2.00 FEET FROM THE POINT OF BEGINNING;
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED FRONT STREET ADJOINING AND ABUTTING THEREON WHICH ATTACHED TO SAID PREMISES BY OPERATION OF LAW UPON ORDER OF VACATION DATED MAY30, 1989, AND RECORDED UNDER AUDITOR'S FILE NO. 8905300023, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Rockport:

Recording No: 74041

2. Title Notification and the terms and conditions thereof:

Recording Date: July 2, 2001

Recording No.: 200107020137

3. Public or private easements, if any, over vacated portion of said premises.
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. 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."

6. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200107120107 recites that a manufactured (mobile) home is, or is being affixed to the Land.
7. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.