

When recorded return to:
Emily Rose Fann and Kenneth Dean Fann, Jr.
341 N Pine St
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252036
Jun 30 2025
Amount Paid \$9918.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245469943

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Randall Moore and Karisse Ann Moore, Co-Trustees of The Paul and Karisse Moore Revocable Trust dated February 29, 2004

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 Emily Rose Fann and Kenneth Dean Fann, Jr., a married couple

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 12, HILLCREST ESTATES

Tax Parcel Number(s): P95710, 4548-000-012-0001

Subject to:

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

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."

STATUTORY WARRANTY DEED
(continued)

Dated: 6/24/2025

The Paul and Karisse Moore Revocable Trust dated February 29, 2004

BY: Paul Randall Moore
Paul Randall Moore, Co-Trustee

BY: Karisse Ann Moore
Karisse Ann Moore, Co-Trustee

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on June 24, 2025 by Paul Randall Moore and Ann Moore as Co-Trustee and Co-Trustee, respectively, of The Paul and Karisse Moore Revocable Trust dated February 29, 2004.

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

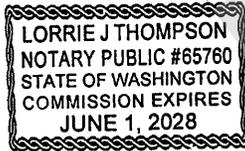


EXHIBIT "A"
Legal Description

LOT 12, HILLCREST ESTATES, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 159 THROUGH 161, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "A"
Legal Description
(continued)

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recording Date: July 10, 1990

Recording No.: 9007100079

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: The exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Hillcrest Estates

2. 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 Hillcrest Estates:

Recording No: 9012030072

3. Covenants, conditions, restrictions and easements 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: December 11, 1990

Recording No.: 9012110027

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 2, 1991

Recording No.: 9112020063

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.

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

6. Assessments, if any, levied by Mt Vernon.