



202507310037

07/31/2025 12:11 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:
Kjersten Heron
3805 Ridge Way
Mount Vernon, 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059685

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2442
JUL 31 2025

Amount Paid \$ 21,844.00
Skagit Co. Treasurer:
By Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kjersten Heron, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Patricia Hingey, an unmarried person

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

LOT 1, LOCKEN'S ADDITION, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES
114 AND 115, OF PLATS, 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): P105570/4612-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/30/25

Kjersten Heron
Kjersten Heron

State of Washington
County of Skagit

This record was acknowledged before me on 7-30-25 by Kjersten Heron.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-28



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 LOCKEN'S ADDITION:

Recording No: 9310250118

2. Skagit County Conditional Agreement - Alternative Sewage System Installation and the terms and conditions thereof

Recording Date: November 2, 1993
Recording No.: 9311020088

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 8, 1993
Recording No.: 9312080142

4. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: January 7, 2002
Recording No.: 200201070122

5. Skagit County Planning and Permit Center Findings of Fact and the terms and conditions thereof

Recording Date: February 25, 2002
Recording No.: 200202250018

6. 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

EXHIBIT "A"

Exceptions (continued)

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.