

202508140035

08/14/2025 10:50 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

When recorded return to:  
Rebecka E Russo and Dominick P Russo  
140 S Bay Ave  
Brightwaters, NY 11718

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252617  
Aug 14 2025  
Amount Paid \$4405.00  
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.: 620059495

CHICAGO TITLE  
620059495

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Amy Hammersmith, an unmarried person and Eric Wimble, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Rebecka E Russo and Dominick P Russo, a married couple and  
Justina K Russo, an unmarried person

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. 3, SP NO. 96-101, REC NO. 9712230021 AND PTN NE 1/4 SEC 28-35-9E, W.M

Tax Parcel Number(s): P44859/350928-1-001-0005

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: August 13, 2025Amy Hammersmith  
Amy HammersmithEric Wimble  
Eric WimbleState of WashingtonCounty of SnohomishThis record was acknowledged before me on August 13, 2025 by Amy Hammersmith.Sharon E. Schoonover  
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 9-4-26State of WashingtonCounty of SnohomishThis record was acknowledged before me on August 13, 2025 by Amy Hammersmith,  
and Eric Wimble, each as their respective separate estates.Sharon E. Schoonover  
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 9-4-26

NOTARY PUBLIC  
STATE OF WASHINGTON  
SHARON E. SCHOONOVER  
License Number 173976  
My Comm. Exp. 09-04-2026

NOTARY PUBLIC  
STATE OF WASHINGTON  
SHARON E. SCHOONOVER  
License Number 173976  
My Comm. Exp. 09-04-2026

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P44859/350928-1-001-0005**

LOT 3 OF SHORT PLAT NO. 96-101, APPROVED DECEMBER 12, 1997, RECORDED DECEMBER 23, 1997, IN BOOK 13 OF SHORT PLATS, PAGES 75 AND 76, UNDER AUDITOR'S FILE NO. 9712230021, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"****Exceptions**

1. 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 2, 1997  
Recording No.: 9712020083

2. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Recording Date: December 2, 1997  
Recording No.: 9712020083

Reference is hereby made to said document for full particulars.

3. Native Growth Protection Area Easement, including the terms, covenants and provisions thereof;

Recording Date: December 2, 1997  
Recording No.: 9712020084

4. 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 Short Plat SP 96-101:

Recording No: 9712230021

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

**EXHIBIT "B"****Exceptions  
(continued)**

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account Number:	P44859/350928-1-001-0005
Levy Code:	3405
Assessed Value-Land:	\$160,500.00
Assessed Value-Improvements:	\$50,200.00
General and Special Taxes:	Billed:\$2,252.37
	Paid: \$2,252.37
	Unpaid:\$0.00

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