

202508290062

08/29/2025 01:30 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

**When recorded return to:**

Diane L Hansen and Howard L Hansen  
3205 Shelly Hill Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252830

Aug 29 2025

Amount Paid \$11520.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620059131

**CHICAGO TITLE CO.**

*620059131*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nancy E. Keim and Peter R. Keim, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Diane L Hansen and Howard L Hansen, 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 75, MADDOX CREEK P.U.D. PHASE 1

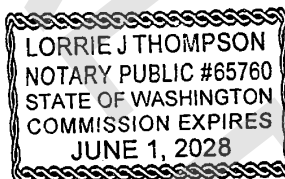
Tax Parcel Number(s): P109369 / 4681-000-075-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 8.25.25Nancy E. Keim  
Nancy E. KeimPeter R. Keim  
Peter R. KeimState of Washington  
County of SnohomishThis record was acknowledged before me on 8-25-2025 by Nancy E. Keim and Peter R. Keim.Lorrie J Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 6-1-2028

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P109369 / 4681-000-075-0000**

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LOT 75, MADDOX CREEK P.U.D. PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 121 TO 130, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 75 CONVEYED BY BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED RECORDED NOVEMBER 4, 1998 UNDER AUDITOR'S FILE NO. 9811040087, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 75;  
THENCE SOUTH 62°07'54" EAST 25.20 FEET ALONG THE NORTHERLY LINE OF SAID LOT 75 TO A CONTIGUOUS CORNER WITH TRACT 86, SAID PLAT;  
THENCE SOUTH 75°14'10" WEST 30.69 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF LOT 75; THENCE NORTH 20°41'15" EAST 20.95 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

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 Maddox Creek P.U.D. Phase 1:

Recording No: Volume 16, Page 121

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Maddox Creek Master Community Association, a Washington non-profit corporation  
Purpose: Drainage  
Recording Date: March 31, 1997  
Recording No.: 9703310055  
Affects: a portion of said premises

3. Covenants, conditions and restrictions 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: September 9, 1996  
Recording No.: 199609090083

4. 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: September 20, 1996  
Recording No.: 9609200054

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Maddox Creek Master Community Association  
Recording Date: September 20, 1996

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

Recording No.: 9609200054

6. 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: September 20, 1996

Recording No.: 9609200055

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public  
Purpose: Pedestrian and bicycle ingress and egress  
Recording Date: July 21, 1999  
Recording No.: 9907210028  
Affects: a portion of said premises

8. Terms, conditions and restrictions of that instrument entitled Hazardous Substances Certificate and Indemnity Agreement:

Recording Date: December 17, 2002

Recording No.: 200212170106

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

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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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 26, 2025  
between Diane L. Hansen Howard L. Hansen ("Buyer")  
Buyer Buyer  
and Peter R Keim Nancy E Keim ("Seller")  
Seller Seller  
concerning 3205 Shelly Hill Rd Mount Vernon WA 98274 (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.

→ Diane L. Hansen 7-26-25  
Buyer Date

Howard L. Hansen 5-14-25  
Seller Date

→ Peter R Keim 7-26-25  
Buyer Date

Nancy E Keim 5-14-25  
Seller Date