

202509150076

09/15/2025 02:21 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**  
Chenguang Wu  
Skyward Home Property LLC  
936 Crested Butte Blvd  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20253025  
Sep 15 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

**CHICAGO TITLE**

620059980

Escrow No.: 620059980

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen L. Hansen-Armenta, a married person as a 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 Skyward Home Property LLC, a Washington limited liability  
company

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 10 AND THE SOUTH 5 FEET OF LOT 11, BLOCK 18, "MAP OF MILLETT'S ADDITION TO  
MT. VERNON" SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE OFFICIAL PLAT  
THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 63 IN THE RECORDS OF SKAGIT  
COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P53621 / 3741-018-011-0007

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9/9/2025

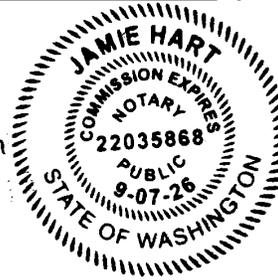
Karen L. Hansen-Armenta  
Karen L. Hansen-Armenta

State of Washington

County of Skagit

This record was acknowledged before me on 9/9/2025 by Karen L. Hansen-Armenta.

Jamie Hart  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 9-07-26



**EXHIBIT "A"**  
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 Map of Millett's Addition to Mt. Vernon:

Recording No: Volume 2, Page 63

2. 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."

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Mt Vernon.

**John L. Scott**  
REAL ESTATE

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 09/02/25  
between Chenguang Wu Meiyan Wang Jolin Wu ("Buyer")  
Buyer Buyer Buyer  
and Karen L Hansen-Armenta The Estate of Jerry R Hansen ("Seller")  
Seller Seller  
concerning 1011 S 12th St 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.

Chenguang Wu Meiyan Wang 09/02/25 Karen L Hansen-Armenta 09/02/25  
Buyer Buyer Date Seller Date  
Jolin Wu 09/02/25  
Buyer Date