

When recorded return to:

David Hanson and Roxanne Hanson
23186 Mud Lake Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253303

Oct 09 2025

Amount Paid \$5605.00
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.: 620058874

CHICAGO TITLE

620058874

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rent Hull North, LLC; a Washington limited liability company and Bonnie Louise Hull as Personal Representative of The Estate of John Hull, deceased and Bonnie Hull, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to David Hanson and Roxanne Hanson, 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.)

PTN SW 1/4 SEC 1-34-4E, W.M, AND LTS 8 & 9 AND 10, BLK 24, WEST ADDITION CLEAR LAKE, WASHINGTON

Tax Parcel Number(s): P23409 / 340401-3-007-0002, P75086 / 4144-024-008-0001, P75087 / 4144-024-010-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

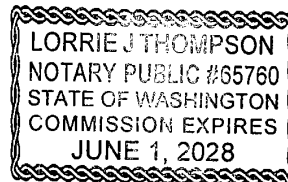
Dated: 9/25/25

Rent Hull North, LLC

BY: Bonnie Hull
Bonnie Hull

The Estate of John Hull, deceased

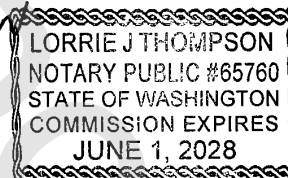
BY: Bonnie Louise Hull
Bonnie Louise Hull
Personal Representative
Bonnie Hull
Bonnie Hull



State of Washington
County of SKagit

This record was acknowledged before me on September 25, 2025 by Bonnie Hull as member of Rent Hull North LLC.

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



State of Washington
County of SKagit

This record was acknowledged before me on September 25, 2025 by Bonnie Hull.

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

State of Washington

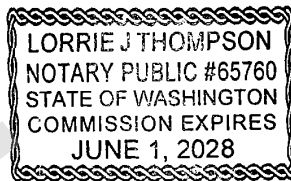
STATUTORY WARRANTY DEED
(continued)County of SKagitThis record was acknowledged before me on September 25, 2025 by Bonnie Louise Hull
as Personal Representative of The Estate of John Hull, deceased.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23409 / 340401-3-007-0002, P75086 / 4144-024-008-0001 and P75087 / 4144-024-010-0007

PARCEL A:

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF THE COUNTY ROAD, AS THE SAME EXISTED ON JULY 16, 1963;

EXCEPT THE WEST 10 FEET THEREOF;

TOGETHER WITH THAT PORTION OF VACATED BANDY STREET CONVEYED BY DEED AUDITOR'S FILE NO. 837811, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 24, WEST ADDITION, CLEAR LAKE, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 0°18'30" EAST, A DISTANCE OF 13.13 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°30'27" WEST, A DISTANCE OF 41.87 FEET;
THENCE NORTH 0°59'03" WEST, A DISTANCE OF 26.78 FEET;
THENCE NORTH 89°23'30" EAST, A DISTANCE OF 42.92 FEET;
THENCE SOUTH 0°18'30" WEST, A DISTANCE OF 26.87 FEET TO THE POINT OF BEGINNING;

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOT 8, BLOCK 24, WEST ADDITION, CLEAR LAKE, WASH., AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED BANDY STREET, WHICH ATTACHES BY OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL C:

LOTS 9 AND 10, BLOCK 24, WEST ADDITION CLEAR LAKE, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXHIBIT "A"
Legal Description
(continued)

TOGETHER WITH THAT PORTION OF VACATED BANDY STREET AND THE WEST HALF OF
VACATED BIRCH AVENUE ADJOINING SAID PREMISES, WHICH ATTACHES BY OPERATION OF
LAW.

SITUATED IN SKAGIT COUNTY, 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 City of West Addition Clear Lake-Wash:

Recording No: 162960

2. Public and private easement, if any, over vacated portion of said premises.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County
Purpose: Permanent Drainage, Ingress and Egress
Recording Date: June 2, 1977
Recording No.: 857495
Affects: As described

Affects: P75087

4. Lot of Records Certification and the terms and conditions thereof:

Recording Date: March 31, 2005
Recording No.: 200503310123

Affects: P75087

5. 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 Survey:

Recording No: 838352

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. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 08, 2025

between David Hanson Roxanne Hanson ("Buyer")
Buyer Buyer
and Rent Hull North LLC ("Seller")
Seller Seller
concerning 23186 Mud Lake Road Mount Vernon WA 98273 (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.

David Hanson 9/9/25
Buyer Date

Roxanne Hanson 9/9/25
Buyer Date

Authentication
Bonnie Hull 09/10/25
Seller Date

Seller Date