

202510160047

10/16/2025 12:49 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253394

Oct 16 2025

Amount Paid \$4437.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Jaxson Hansen and John Hansen
1211 N 8th Street, Unit 8
Mount Vernon, WA 98273

Chicago Title
620059843

STATUTORY WARRANTY DEED

Reference: 25-211-NES

THE GRANTOR(S)

Casey L. Varner, an unmarried person as their separate estate,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to

Jaxson Hansen, an unmarried person, and John Hansen, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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


UNIT 8, FELLMAN CONDOMINIUM, A CONDO

Tax Parcel Number(s): P81431/4398-000-008-0004

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: October 13, 2025


Casey L. Varner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

This record was acknowledged before me on this 13 day of OCTOBER, 2025, by
Casey L. Varner.


Signature

Alexandre Lazarian, Notary Public

Title

My commission expires: 09/20/2026

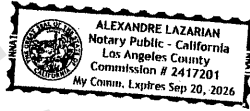


EXHIBIT A
LEGAL DESCRIPTION

UNIT 8, FELLMAN CONDOMINIUM, A CONDOMINIUM ACCORDING TO DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 7905090046 AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 58 THROUGH 63, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF LOTS 1 AND 2, MOUNT VERNON SHORT PLAT NO. 13-77, RECORDED JULY 29, 1977, IN VOLUME 2 OF SHORT PLATS, PAGE 93, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

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 No. 13-77: Recording No: Volume 2, Page 93

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Cascade Natural Gas Corporation Purpose: Pipelines Recording Date: September 12, 1962 Recording No.: 626159

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Puget Sound Power and Light Company, Nationwide Cablevision; Continental Telephone Company of the Northwest, et. al. Purpose: Electric, telephone, television service, sewer, and cable Recording Date: November 22, 1978 Recording No.: 891759.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Present and future owners of Lots 3 and 4 of Short Plat No. 13-77 Purpose: Ingress, egress, sewer line and water line Recording Date: November 22, 1978 Recording No.: 891760.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Present and future owners of Lots 2 and 4 of Mount Vernon Short Plat No. 13-77 Purpose: Sewer and water lines together with right of ingress and egress to same Recording Date: November 22, 1978 Recording No.: 891761

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 Map and Plans: Recording No: 7905090047

The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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. Entitled: Declaration of Condominium Recording Date: May 9, 1979 Recording No.: 7905090046 Modification(s) of said covenants, conditions and restrictions Recording Date: January 9, 2009 Recording No.: 200901090062.

Lien of assessments levied pursuant to the Declaration for Fellman Condominium to the extent provided for by Washington law.

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Assessments, if any, levied by Mt Vernon.

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 September 17, 2025

between Jaxson Hansen John Hansen ("Buyer")
Buyer Buyer

and Casey Varner ("Seller")
Seller Seller

concerning 1211 N 8th Street 8 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.

AuthenticSIGN
Jaxson Hansen 09/16/2025
Buyer Date

AuthenticSIGN
CASEY L VARNER 09/17/25
Seller Date

AuthenticSIGN
John Hansen 09/17/2025
Buyer Date

AuthenticSIGN

Seller Date