

**When recorded return to:**

Jacob Hutchens and Allison Hutchens  
1527 South 13th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253830

Nov 24 2025

Amount Paid \$8005.00

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**  
620060468

Escrow No.: 620060468

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marcia Taylor, 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 Jacob Hutchens and Allison Hutchens, 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. NE NW, 29-34-4E, W.M.

Tax Parcel Number(s): P28387 / 340429-0-211-0008

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

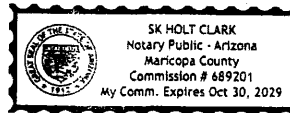
Dated: 11/21/2025

*Marcia Taylor by Amy E Sandys as attorney in fact*  
Marcia Taylor by Amy E. Sandys as attorney in fact

State of Arizona  
County of Maricopa

This record was acknowledged before me on 11/21/2025 by Amy E Sandys as Attorney in Fact of Marcia Taylor.

*Sublette*  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Arizona  
My commission expires: 10/30/2029



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P28387 / 340429-0-211-0008

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THAT CERTAIN ROAD COMMONLY KNOWN AS THIRTEENTH STREET WHERE THE SAME INTERSECTS THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;  
THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO A POINT WHERE THE EAST LINE OF THE ALLEY THROUGH BLOCK 22 OF MILLETT'S ADDITION TO THE CITY OF MOUNT VERNON, IF PRODUCED SOUTHERLY, WOULD INTERSECT SAID SOUTH LINE;  
THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY, IF PRODUCED SOUTHERLY A DISTANCE OF 50 FEET;  
THENCE EAST TO THE WEST LINE OF THAT CERTAIN STREET COMMONLY KNOWN AS THIRTEENTH STREET;  
THENCE SOUTH ALONG THE WEST LINE OF SAID THIRTEENTH STREET TO THE PLACE OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. General utility easement recorded April 28, 1958, under Auditor's File No. 564557, records of Skagit County, Washington.
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. 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."

4. Assessments, if any, levied by Mount Vernon.
5. 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 November 5, 2025

between Jacob Kyle Hutchens Allison Elaine Hutchens ("Buyer")  
Buyer Buyer  
and Marcia Taylor ("Seller")  
Seller Seller  
concerning 1527 S 13th 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.

Signed by: Jacob Kyle Hutchens 11/8/2025 | 16:50 PST  
Buyer 285184401 Date

Signed by: [Signature] 11/8/2025 | 16:51 PST  
Buyer 285184401 Date

Authentication [Signature] 11/08/25  
Seller Date

Marcia Taylor by Cheryl S. [Signature]  
Seller as attorney in fact Date 11/21/2025