

202604090030

04/09/2026 01:47 PM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor, WA

**When recorded return to:**

Andrew D Butschli and Madison A Butschli  
988 Homestead Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261039

Apr 09 2026

Amount Paid \$10452.00

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.: 620061204

**INSURED BY  
CHICAGO TITLE**

620061204

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Hilary Hobbs, now known as Hilary Paige Freed, 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 Andrew D Butschli and Madison A Butschli, 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 12, PLAT OF HOMESTEAD PLACE SUBDIV., REC NO. 200412010051

Tax Parcel Number(s): P122256 / 4846-000-012-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

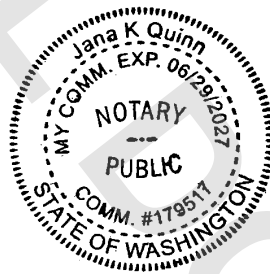
Dated: April 01, 2026

Hilary Freed  
Hilary Freed

State of washington  
County of Skagit

This record was acknowledged before me on April 01, 2026 by Hilary Freed.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of washington  
My appointment expires: 06/29/2027



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P122256 / 4846-000-012-0000**

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LOT 12, "PLAT OF HOMESTEAD PLACE SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 1, 2004, UNDER AUDITOR'S FILE NO. 200412010051, AND AMENDED BY AMENDED SURVEY RECORDED MAY 6, 2005, UNDER AUDITOR'S FILE NO. 200505060135, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

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

In favor of: Puget Sound Energy, Inc., a Washington corporation  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: October 11, 2004  
 Recording No.: 200410110031  
 Affects: Portion of said premises

Said instrument is a re-recording of Recording No. 200407260154.

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

Granted to: City of Burlington  
 Recording Date: January 8, 2003  
 Recording No.: 200301080008  
 Affects: Southerly 30 feet of said premises

3. 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 Homestead Place Subdivision:

Recording No: 200412010051

Modification(s) of said Plat Map:

Recording Date: May 6, 2005  
 Recording No.: 200505060135

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: December 1, 2004  
 Recording No.: 200412010052

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

The Restated and Amended Master Declaration for the above mentioned CCR is recorded under Recording No. 200412140045.

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: Homestead Place Owners Association, its successors and assigns  
Recording Date: December 1, 2004  
Recording No.: 200412010052

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington  
Purpose: Sewer Line  
Recording Date: December 19, 2002  
Recording No.: 200212190002  
Affects: South 30 feet of said premises

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Burlington.

**EXHIBIT "B"**

Exceptions  
(continued)

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 March 9, 2026  
between Madison A Butschli Andrew D Butschli ("Buyer")  
Buyer Buyer  
and Hilary Freed ("Seller")  
Seller Seller  
concerning 988 Homestead Dr Burlington WA 98233 (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.

Authentisign  
Madison A Butschli 03/09/2026  
Buyer Date

Authentisign  
Hilary Freed 01/26/2026  
Seller Date

Authentisign  
Andrew D Butschli 03/09/2026  
Buyer Date

Authentisign  
\_\_\_\_\_  
Seller Date