

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261195

Apr 22 2026

Amount Paid \$8277.00

Skagit County Treasurer

By Lena Thompson Deputy

**When recorded return to:**  
Kyle Donk and Maddison Donk  
819 Sauk Mountain Dr  
Sedro Woolley, WA 98284

Chicago Title **STATUTORY WARRANTY DEED**  
620061658 5pgs

THE GRANTOR(S) Bo M Martin and Andrea Martin, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kyle Donk and Maddison Donk, a married couple

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

LOT 18, AMENDED PLAT OF MOUNTAIN VIEW ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGE 198, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P90629 / 4539-000-018-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 17, 2026



Bo M Martin

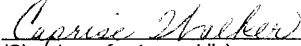


Andrea Martin

State of Washington

County of SKAGIT

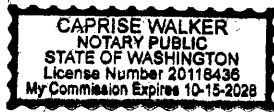
This record was acknowledged before me on 04-17-2026 by Bo M Martin and Andrea Martin.



(Signature of notary public)

Notary Public in and for the State of WASHINGTON

My commission expires: 10-15-2028



**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 the Amended Plat of Mountain View Estates:  
  
Recording No: 9110040031
2. 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: November 21, 1990  
Recording No.: 9011210045
3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
  
Imposed by: Mountain View Estates Homeowners Association  
Recording Date: November 21, 1990  
Recording No.: 9011210045
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Cascade Natural Gas  
Purpose: Construct, maintain and operate pipeline  
Recording Date: December 17, 1956  
Recording No.: 545339  
Affects: 30 feet right-of-way
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Cascade Natural Gas Corp.  
Purpose: Construction, operation, and maintenance of pipeline  
Recording Date: October 27, 1982  
Recording No.: 8210270042  
Affects: As described
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

**EXHIBIT "A"**Exceptions  
(continued)

document:

Granted to: Drainage District No. 14  
Purpose: Drainage ditch purposes  
Recording Date: February 26, 1935  
Recording No.: 267764  
Affects: A 50-foot wide strip of land  
Note: Exact location and extent of easement is undisclosed of record.

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

Granted to: Lot 16, Amended Plat of Mountain View Estates  
Purpose: Access and utilities  
Recording Date: April 30, 1993  
Recording No.: 9304300146  
Affects: North 20 feet of said premises

8. 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: February 26, 1935  
Recording No.: 267764

9. 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

**EXHIBIT "A"**  
Exceptions  
(continued)

NR Lands."

10. Assessments, if any, levied by Sedro Woolley
11. City, county or local improvement district assessments, if any