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06/18/2026 01:42 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Amberley Gregg
2612 River Vista Lane, Unit 32A
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261907

Jun 18 2026

Amount Paid \$8325.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Chicago Title
620062046

Reference: 26-107-NES

THE GRANTOR(S)

Larry Hyatt and Jane Hyatt, a married couple and Jessica Hartzog and Joshua Hartzog, a married couple,

for and in consideration of

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

in hand paid, conveys and warrants to
Amberley Gregg, 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 32A, NORTH HILL TOWNHOMES, PHASE 1 CONDOMINIUM

Tax Parcel Number(s): P126333/4932-000-032-0000

Subject To:

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

Dated: June 17, 2026

Jessica L. Hartzog

Joshua T. Hartzog

Jane M. Hyatt

Larry Hyatt

STATE OF WASHINGTON
COUNTY OF Island

This record was acknowledged before me on this 17 day of June, 2026, by
Jessica L. Hartzog, Joshua T. Hartzog, Jane M. Hyatt and Larry Hyatt.

[Signature]
Signature

Public Notary
Title

My commission expires: 05-29-29

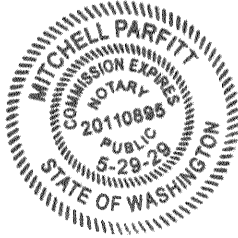


EXHIBIT A
LEGAL DESCRIPTION

UNIT 32A OF "NORTH HILL TOWNHOMES, PHASE 1 CONDOMINIUM", ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 200706260089, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 May 28, 2026
between Amberley Gregg ("Buyer")
and Jessica L. & Joshua T. Hartzog ("Seller")
concerning 2612 River Vista Lane 32A Mount Vernon WA 98273 (the "Property")

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.

Authentic: Amberley Gregg 05/28/2026
Buyer Date
Buyer Date

Signed by: Jane M. & Larry Hyatt 5/29/2026
Seller Date
Signed by: Jessica L. Hartzog 5/29/2026
Seller Date