

When recorded return to:

Martin I. Black and Alice F. Black
12841 NE 113th Street
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261996

Jun 26 2026

Amount Paid \$14279.00
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
620061850

Escrow No.: 620061850

STATUTORY WARRANTY DEED

THE GRANTOR(S) James C. Hinckle and Julie L. Hinckle as Trustees of The James and Julie Hinckle Family Living Trust Dated January 30, 2004

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Martin I. Black and Alice F. Black, a married couple

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

LOT 124, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3, ACCORDING T O THE PLAT THEREOF RECORDED OCTOBER 25, 2004 UNDER AUDITOR'S FILE NO. 200410250250, 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): P122226 / 4844-000-124-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/22/26

The James and Julie Hinckle Family Living Trust Dated January 30, 2004

BY: James C. Hinckle
James C. Hinckle
Trustee

BY: Julie L. Hinckle
Julie L. Hinckle
Trustee

State of Washington

County of SKagit

This record was acknowledged before me on June 22, 2026 by James C. Hinckle and Julie L. Hinckle as Trustee and Trustee, respectively, of The James and Julie Hinckle Family Living Trust Dated January 30, 2004.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

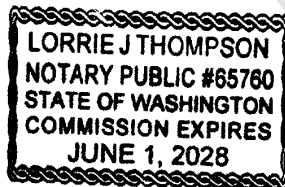


EXHIBIT "A"
Exceptions

1. 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:	Utilities
Recording Date:	October 11, 1993
Recording No.:	9310110127
Affects:	a portion of said premises
2. 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
Purpose:	Utilities
Recording Date:	November 2, 1993
Recording No.:	9311020145
Affects:	a portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Comcast of Washington, IV, Inc
Purpose:	Utilities
Recording Date:	August 7, 2003
Recording No.:	200308070005
Affects:	a portion of said premises
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:	January 25, 1994
Recording No.:	9401250030

Modification(s) of said covenants, conditions and restrictions

Recording Date:	December 11, 1995
Recording No.:	9512110030

Modification(s) of said covenants, conditions and restrictions

Recording Date:	March 18, 1996
Recording No.:	9603180110

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
Recording No.: 200002010099

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
Recording No.: 200002010100

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instruments:

Recording Date: January 25, 1994
Recording No.: 9401250030
Imposed by: Sea-Van Investments Association

6. 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:

Recording No: 9212100080

7. 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, as set forth in the document

Recording Date: January 5, 1999
Recording No.: 9901050007

8. 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 Eaglemont, Phase 1B, Division 3:

Recording No: 200410250250

EXHIBIT "A"Exceptions
(continued)

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by the City of Mount Vernon.
11. 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 4/14/2026
between Martin I Black Alice F Black ("Buyer")
Buyer Buyer
and James C Hinckle Julie L Hinckle ("Seller")
Seller Seller
concerning 4720 Parkview Ln 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.

Authentication
Martin I Black 04/14/26
Buyer Date
Authentication
Alice F Black 04/14/26
Buyer Date

James C Hinckle 4/14/26
Seller Date
Julie L Hinckle 4.08.26
Seller Date