

**When recorded return to:**

Sharon J Hester  
214 S 28th St  
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-4965

**Nov 20 2020**

Amount Paid \$6805.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**POOR ORIGINAL**

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
620045122

Escrow No.: 245433360

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Denise M. Van Wyck, an unmarried person as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Sharon J Hester, an unmarried woman

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

**For APN/Parcel ID(s): P106569 / 4637-000-026-0005**

LOT 26, PLAT OF EASTMONT, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 15 OF PLATS, PAGES 199 THROUGH 201, 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): P106569 / 4637-000-026-0005

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 11, 2020

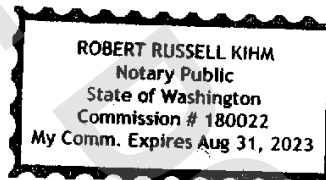
Denise M. Van Wyck  
Denise M. Van Wyck

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Denise M. Van Wyck is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-13-2020

Name: Robert Russell Kihm  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 8/31/23



**SPECIAL EXCEPTIONS:**

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF EASTMONT:

Recording No: 9410110061

Terms and conditions of the City of Mount Vernon Ordinance;

Recording Date: July 18, 1990

Recording No.: 9007180053

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: October 27, 1994

Recording No.: 9410270072

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: October 27, 1994

Recording No.: 9410270073

Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Eastmont Association

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 16, 2020  
between Sharon Hester ("Buyer")  
Buyer  
and Denise Van Wyck ("Seller")  
Seller  
concerning 214 S. 28th Street 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.

Sharon Hester 10/16/20  
Buyer Date

Denise Van Wyck  
Seller

Buyer Date

Denise M. Van Wyck 11-13-2020  
Seller Date