

When recorded return to:
Holly Hilts and John William Hilts
11611 Marihugh Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261959
Jun 23 2026
Amount Paid \$22769.60
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
620061959

Escrow No.: 620061959

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ron L. Knight and Kelly A. Knight, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Holly Hilts and John William Hilts, a married couple

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

LOT 2, MARIHUGH SHORT PLAT NO. PL10-0056, APPROVED SEPTEMBER 20, 2010 AND
RECORDED SEPTEMBER 20, 2010, UNDER AUDITOR'S FILE NO. 201009200094, IN THE NW
1/4 SE 1/4 SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., BEING A PORTION
OF MARIHUGH PLACE, LOT 6, RECORDED IN VOLUME 15 OF PLATS, PAGES 27 AND 28,
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): P130239 / 4580-000-006-0100

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

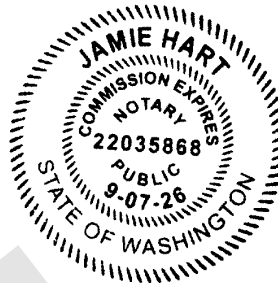
Dated: 6/16/2026Ron L. Knight
Ron L. KnightKelly A. Knight
Kelly A. KnightState of WashingtonCounty of SkagitThis record was acknowledged before me on 6/16/2026 by Ron L. Knight and Kelly A. Knight.Jessie Hart
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"
Exceptions

SPECIAL 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 MARIHUGH PLACE:

Recording No: 9203100004

2. 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 SKAGIT COUNTY SHORT PLAT NO. 120-79:

Recording No: 8001080002

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 20, 1991
Auditor's No(s): 9104200067, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

4. 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 SKAGIT COUNTY SHORT PLAT NO. 43-87:

Recording No: 8805060024

5. 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,

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

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: March 10, 1992
Recording No.: 9203100005

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 24, 1998
Recording No.: 9803240036

6. Agreement, including the terms and conditions thereof; entered into;
By: Gino Cecotti
And Between: Skagit County
Recorded: May 17, 1988
Auditor's No. 8805170010, records of Skagit County, Washington
Providing: Mound Fill System Installation
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 4, 2002
Auditor's No(s): 200202040071, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The East 20 feet of the North 450 feet of said premises
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 11, 1979
Auditor's No(s): 7909110014, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A 10 foot wide portion of the West Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter, described as follows:

Beginning at a point on the North line that is approximately 60 feet West of the Northeast corner thereof;
Thence South along the private road located on said property a distance of approximately 230 feet to it terminus.
9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 7, 1988
Auditor's No(s): 8807070070, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary

EXHIBIT "A"

Exceptions
(continued)

appurtenances

Affects: A portion of the subject property

10. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
 Recorded: March 24, 1998
 Auditor's No(s): 9803240036, records of Skagit County, Washington
 Executed By: Faustino Cecotti
11. Plat Lot of Record Certification
 Recording Date: February 8, 2010
 Recording No.: 201002080083
 Affects: Underlying Lot 6 of Marihugh Place
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Port of Skagit County
 Purpose: Aviation Easement
 Recording Date: April 19, 2010
 Recording No.: 201004190054
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Public Utility District No. 1 of Skagit County
 Purpose: Construction and maintenance of a water, sewer and communication, lines or other similar public service related facilities
 Recording Date: May 7, 2010
 Recording No.: 201005070045
 Affects: The East 20 feet of said premises
14. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs and the terms and conditions thereof
 Recording Date: June 23, 2010
 Recording No.: 201006230023
15. 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,

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

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 MARIHUGH SHORT PLAT NO. PL10-0056:

Recording No: 201009200094

16. Protected Critical Area Easement (PCA) and the terms and conditions thereof

Recording Date: September 20, 2010

Recording No.: 201009200095

17. Plat Lot of Record Certification

Recording Date: September 20, 2010

Recording No.: 201009200096

Affects: Lots 1 & 2 Short Plat No. PL10-0056

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

19. 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."

20. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 4/23/26
between Holly Hilts & John William Hilts ("Buyer")
and Ron L Knight ("Seller")
concerning 11611 Marihugh Pl Mount Vernon WA 98273 (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.

Authenticated
Holly Hilts 04/23/2026
Buyer Date

Authenticated
John William Hilts 04/23/2026
Buyer Date

Authenticated
Ron L Knight 04/16/2026
Seller Date

Authenticated
Kelly A Knight 04/16/2026
Seller Date