

202608280039

08/28/2026 12:18 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Tanner Reed Hughes
10687 Vista View Dr
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262776
Aug 28 2026
Amount Paid \$7685.00
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
620062465

Escrow No.: 620062465

STATUTORY WARRANTY DEED

THE GRANTOR(S) Earl Buenavente, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tanner Reed Hughes, an unmarried person and Tristan Nichol
Black, an unmarried person

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

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

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

PTN. LT. 1, BLK 3, LAMM'S PLAT OF PANORAMA VIEW LOTS

Tax Parcel Number(s): P67789 / 3965-003-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: August 14, 2026

Earl Buenavente

State of WashingtonCounty of SkagitThis record was acknowledged before me on August 14, 2026 by Earl Buenavente.

(Signature of notary public)

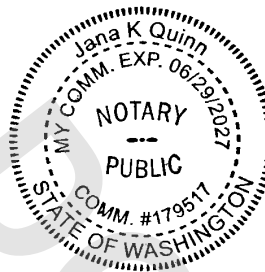
Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67789 / 3965-003-001-0000

LOT 1, BLOCK 3, "LAMM'S PLAT OF PANORAMA VIEW LOTS", ACCORDING TO THE PLAT
RECORDED IN VOLUME 7 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY,
WASHINGTON;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 20
FEET;
THENCE WEST 83 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE POINT OF
BEGINNING..

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, his wife

Recording Date: February 22, 1902

Recording No.: Volume 44, Page 412

The Company makes no representations about the present ownership of these reserved and excepted interests.

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 the Plat of Lamm's - Panorama View Lots:

Recording No: 518609

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns

Purpose: Right-of-Way to lay, operate and maintain pipeline

Recording Date: June 7, 1955

Recording No.: 518996

Affects: Southerly 20 feet of said premises

4. 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: June 14, 1955

Recording No.: 519356

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 1956

Recording No.: 535987

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a

EXHIBIT "B"Exceptions
(continued)

document:

In favor of: Cascade Natural Gas
Purpose: Right-of-way to lay, operate and maintain pipeline
Recording Date: June 4, 1967
Recording No.: 697078
Affects: Southerly 5 feet of said premises

6. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 14, 2019
Recording No.: 201908140064

7. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 15, 2019
Recording No.: 201908150067

8. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: September 25, 2019
Recording No.: 201909250103

9. Title Notification and the terms and conditions thereof:

Recording Date: September 25, 2019
Recording No.: 201909250104

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

11. 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.

EXHIBIT "B"Exceptions
(continued)

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."

12. 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 08/02/26
between Tanner Reed Hughes Tristan Nichol Black ("Buyer")
Buyer Buyer
and Earl Buenavente ("Seller")
Seller Seller
concerning 10687 Vista View Dr Sedro Woolley WA 98284 (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.

Authentisign
Tanner Reed Hughes 08/02/26
Buyer Date

 6/1/26
Seller Date

Authentisign
Tristan Nichol Black 08/02/26
Buyer Date

Seller Date