

When recorded return to:
George Vesely and Iveta Vesely
1010 Chippewa Street
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
7/20/2015 Page 1 of 4 11:30AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98225

Escrow No.: 245374497

CHICAGO TITLE
620024481

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony Cohen and Leann Cohen, husband and wife
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 George Vesely and Iveta Vesely, husband and wife

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

Lot 100, "Thunderbird East First Addition," according to the plat thereof, recorded in Volume 12 of
Plats, Pages 20, 21 and 22, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P80853, 4379-000-100-0004

Subject to:

Subject to: Exhibit "A" attached hereto and by this reference made a part hereof.

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 07.30.13

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WA-CT-FNBG-02150.622443-245374497

2015 2798
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 20 2015

Amount Paid \$ 6413.00
By Skagit Co. Treasurer Deputy

MF

STATUTORY WARRANTY DEED
(continued)

Dated: July 13, 2015

[Signature]
Anthony Cohen

[Signature]
Leann Cohen

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Anthony Cohen and Leann Cohen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/15/15
[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2015

Notary Public
State of Washington
DONNA LEE REED
My Appointment Expires Oct 1, 2015

**Statutory Warranty Deed
(continued)
EXHIBIT "A"**

Order No.: 245374497
Title No.: 620024481

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 **PLAT OF THUNDERBIRD EAST FIRST ADDITION:**

Recording No: 882890

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: September 7, 1978
Recording No.: 886974

Standard Participation Contract for Sewer Connection, including the terms, covenants and provisions thereof;

Recording Date: May 22, 1979
Recording No.: 7905220007

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

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

SKAGIT COUNTY 2014
Northwest Natural Resource Survey
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 7, 2015
between George Vesely Buyer Iveta Vesely Buyer ("Buyer")
and Anthony and Leann Cohen Seller ("Seller")
concerning 1010 Chippewa St Address Mount Vernon City WA 98273 State Zip (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.

Authentication
George Vesely 06/07/2015
Buyer 6:20:58 PM Date

Iveta Vesely 6/8/15
Seller Date

Authentication
Iveta Vesely 06/07/2015
Buyer 6:27:59 PM Date

Authentication
Leann Cohen 06/08/2015
Seller 3:46:00 PM Date

