

When recorded return to:

Mr. and Mrs. Donald E. Richards
3130 Cherokee Lane
Mount Vernon, WA 98273



201606220047

Skagit County Auditor

\$75.00

6/22/2016 Page

1 of

3 1:38PM

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1600346JB

CHICAGO TITLE
620027567

Statutory Warranty Deed

THE GRANTOR, Leland K. Shinn and Ramona J. Shinn, Trustees of The Shinn Family Trust, dated December 10, 1993, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mary A. Richards and Donald E. Richards, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot(s): 54 THUNDERBIRD

Tax Parcel Number(s): P54523/3762-000-054-0007

Lot 54 THUNDERBIRD, according to the plat thereof, recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.
Situated in Skagit County, Washington.

Dated June 20, 2016

The Shinn Family Trust, dated December 10, 1993

Leland K. Shinn Trustee

By: Leland K. Shinn, Trustee

Ramona J. Shinn, Trustee
By: Ramona J. Shinn, Trustee

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20162568

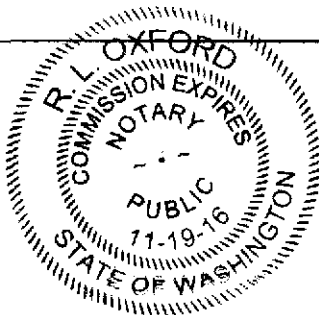
JUN 22 2016

STATE OF WA
COUNTY OF Skagomish SS:

Amount Paid \$ 6769.00
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Leland K. Shinn and Ramona J. Shinn
is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated they
is/are authorized to execute the instrument and acknowledge that as the
Trustees of The Shinn Family Trust, dated December 10, 1993
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-21-16



2000
Notary Public in and for the State of WA
Residing at Mill Creek
My appointment expires: 11-19-16

EXHIBIT "A"

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 THUNDERBIRD:

Recording No: 693440

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: June 16, 1968

Auditor's No(s): 715205, records of Skagit County, Washington

Executed By: Keith S. Johnson and Alison R. Johnson, et al

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

Assessments, if any, levied by City of Mount Vernon.

L/S G.F.S.

COPY

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 May 13, 2016
between Don Richards Mary Richards ("Buyer")
Buyer Buyer
and Shinn Revocable Family Trust ("Seller")
Seller Seller
concerning 3130 Cherokee Lane 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
Don Richards 05/13/2016
Buyer 6:06:14 PM PDT Date

Authenticated
Mary Richards 05/13/2016
Buyer 6:11:22 PM PDT Date

Leland K. Shinn 5-13-16
Seller Date

Remond J. Shinn 5-13-16
Seller Date