



201702100121

Skagit County Auditor \$75.00  
2/10/2017 Page 1 of 3 3:50PM

When recorded return to:

John Darrah and Linda Darrah  
1806 Blackburn Road  
Mount Vernon, WA 98274

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) NW Home Renovators LLC,**

for and in consideration of \$10.00 and good and other valuable considerations in hand paid, conveys, and warrants to John Darrah and Linda Darrah, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, "JEFFERSON PLACE" as per plat recorded in Volume 14 of Plats, page 175, records of Skagit County, Washington

Situate in the City of Mount Vernon, County of Skagit, State of Washington

Abbreviated Legal:

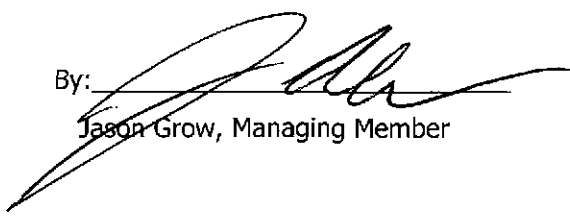
Subject to Exhibit "A" attached hereto and made a part hereof

Tax Parcel Number(s): P96077 4554-000-001-0000

Dated: February 7, 2017

NW Home Renovators LLC, a Washington limited liability company


By:

  
Jason Grow, Managing Member

**Land Title and Escrow**

#01-  
160847-  
0

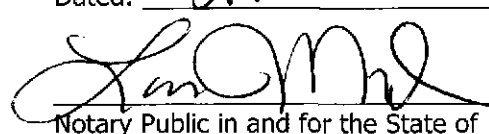
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017563  
FEB 10 2017

Amount Paid \$4,306.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

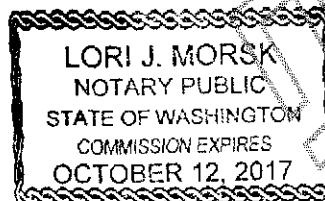
State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Jason Grow (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument, on oath state that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Manager of NW Home Renovators LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2/8/17

  
Notary Public in and for the State of Washington

My appointment expires: 10/12/17



## EXHIBIT "A"

### EXCEPTIONS:

#### A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation  
Purpose: Sanitary Sewer  
Area Affected: The North 20 feet  
Dated: July 5, 1990  
Recorded: October 2, 1990  
Auditor's No.: 9010020057

#### B. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Transmission and/or distribution line, together with the right of access  
Area Affected: Right-of-way #1: Being located as constructed or to be constructed on the North 10 feet of the above described property.  
Right-of-way #2: Being located as constructed or to be constructed on the East 10 feet of the above described property.  
Dated: September 19, 1990  
Recorded: October 1, 1990  
Auditor's No.: 9010010038

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.

#### C. CONDITIONS CONTAINED IN DEED:

Recorded: May 13, 1991  
Auditor's No.: 9105130065  
As Follows: "Grantee herein agrees to participate in any future proposed LID or PUD Assessments."

#### D. Easement provisions set forth on the face of the plat as follows:

"An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior seven (7) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew operate, maintain and remove utility systems, line, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the sub-division and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted."

#### E. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

#### F. EASEMENT SHOWN ON PLAT:

For: Utilities  
Affects: Frontage 7 feet



## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.