

When recorded return to:
John Douglas Nokes
1603 5th Street NE
Auburn, WA 98002



Skagit County Auditor \$76.00
4/24/2017 Page 1 of 4 3:22PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030416

CHICAGO TITLE
620030416

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer Baker, 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 John Douglas Nokes, a married man as his separate property

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.)

Lot(s): PTN LOTS 1-3 Block: 4 CONWAY'S ADD TO THE CITY OF MOUNT VERNON
Tax/Map ID(s):

Tax Parcel Number(s): P52578 / 3715-004-003-0207,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF
Dated: April 19, 2017

Jennifer Baker

20171681
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 24 2017

Amount Paid \$ 4544.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jennifer Baker is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 21 2017

Laurea L. Garka
Name: Laurea L. Garka
Notary Public in and for the State of WA
Residing at: Ashtington
My appointment expires: 10/27/2018

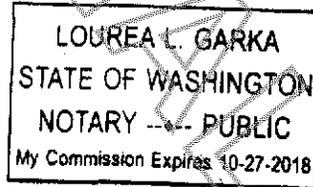


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P52578 / 3715-004-003-0207

The East 40 feet of Lots 1, 2 and 3, Block 4, CONWAY'S ADDITION TO THE CITY OF MOUNT VERNON, according to the plat thereof, recorded in Volume 3 of Plats, page 57, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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."

2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.