UNOFFICIAL DOCUMENT

201705180041
Skagit County Auditor
5/18/2017 Page 1 of 3 11:29AM
$75.00

When recorded return to:
Mary Kuebelbeck
1219 Denny Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172159
MAY 18 2017
Amount Paid $ 4935.60
Skagit Co. Treasurer
By Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620030770

Escrow No.: 620030770

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam M. Bernstein and Chelsea M. Bernstein, a married couple

for and in consideration of Ten And No/100 Dollars ($10.00), and other valuable consideration in hand paid, conveys, and warrants to Mary Kuebelbeck, an unmarried person

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

Parcel A:

The East 90.00 feet of the South 78.00 feet of the North 285.01 feet of that portion of the Northeast quarter of the Northwest quarter of Section 29, Township 34 North, Range 4 East, W.M., lying East of Thirteenth Street.

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

Parcel B:

The South 78.00 feet of the North 255.01 feet of Tract "A", Greenstreet's Second Addition, Mount Vernon, Washington, as per plat recorded in Volume 7 of plats, page 15, records of Skagit County, Washington.

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

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

Tax Parcel Number(s): P28581 / 340429-2-008-0001, P53004 / 3726-000-038-0003

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STATUTORY WARRANTY DEED
(continued)

Subject to:

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

Dated: May 12, 2017

Adam M. Bernstein

Chelsea M. Bernstein

State of ~~WASHINGTON~~ Hawaii
County of ~~SKAGIT~~ Maui

I certify that I know or have satisfactory evidence that Adam M. Bernstein and Chelsea M. Bernstein 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: 05/16/2017

Name:
Notary Public in and for the State of Hawaii
Residing at: Wailuku
My appointment expires:

Kimberly Uradomo
Commission expires: 7/2/2018

Doc. Date: 05/12/2017 # Pages: 3
Name: Kimberly Uradomo 2nd Circuit
Doc. Description: Statutory Warranty Deed
05/16/2017
Signature Date
NOTARY CERTIFICATION

KIMBERLY URADOMO NOTARY 06-397 PUBLIC STATE OF HAWAII

KIMBERLY URADOMO NOTARY 06-397 PUBLIC STATE OF HAWAII

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EXHIBIT "A"
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. City, county or local improvement district assessments, if any.

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