

When recorded return to:
Matthew C Clark
18365 Cascade Street
Mount Vernon, WA 98273



Skagit County Auditor
1/19/2018 Page

201801190078
1 of 4 3:53PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032707

CHICAGO TITLE
620032707

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carlos J Carreon, an unmarried person and Sabrina L McKenrick, 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 Matthew C Clark and Shelby C Jacobsen, unmarried persons as tenants in common

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.)

Ptn. SE NW, 19-34-04E, W.M.

Tax Parcel Number(s): P26350 / 340419-0-043-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018223
JAN 19 2018

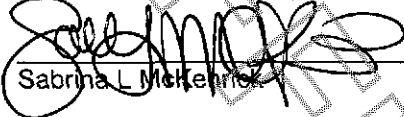
Amount Paid \$ 3921.00
By *Mam* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 11, 2018



Carlos J. Carreon



Sabrina L. McKendrick

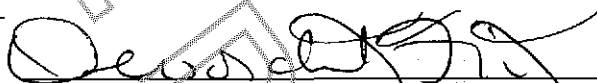
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Carlos J. Carreon & Sabrina L. McKendrick
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 1-16-18



Name: DEBORAH K. FLICK

Notary Public in and for the State of WA

Residing at: Bellevue

My appointment expires: 8/9/19

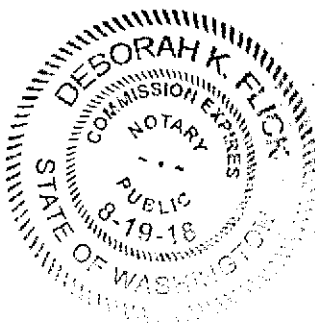


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26350 / 340419-0-043-0004

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point 171 feet West of the point of intersection of the North line of Cascade Avenue and the East line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 19;

Thence North 01°06'35" East 100 feet;

Thence North 89°24'30" West 55 feet;

Thence South 01°06'35" West 100 feet;

Thence South 89°24'30" East 55 feet to the point of beginning.

Situated in Skagit County.

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