

When recorded return to:
Esther E. Owens and Tony L. Owens
3209 Shelly Hill Road
Mount Vernon, WA 98274



201802080065

Skagit County Auditor \$77.00
2/8/2018 Page 1 of 4 1:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245399265

CHICAGO TITLE
020033445

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Kurtz, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Esther E. Owens and Tony L. Owens, wife and husband

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

Lot 74, Maddox Creek P.U.D. Phase 1, according to the plat thereof, recorded in Volume 16 of
plats,
pages 121 to 130, inclusive, records of Skagit County, Washington.
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P109368, 4681-000-074-0000

Subject to: See Exhibit "A" and Skagit County Right to Manage disclosure attached hereto by reference
and made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018491
FEB 08 2018

Amount Paid \$ 8905.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: January 31, 2018

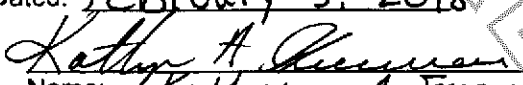

Jason Kurtz


Marlene Rios Escalera, spouse

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Jason Kurtz and Marlene Rios Escalera 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: February 5, 2018


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

Exhibit "A"

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Maddox Creek PUD Phase I:

Recording No: 9609090082

Power of Attorney and Agreement Regarding Formation of Local Improvement District, including the terms, covenants and provisions thereof;

Recording Date: September 9, 1996

Recording No.: 9609090083

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 20, 1996

Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000

Recording No.: 200011030078

Public Notice Regarding Remediated Landfill Sites, including the terms, covenants and provisions thereof;

Recording Date: September 20, 1996

Recording No.: 9609200055

**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 January 08, 2018
between Esther E. Owens Tony Lee Owens ("Buyer")
Buyer Buyer
and Jason Kurtz Marlene Rios Escalera ("Seller")
Seller Seller
concerning 3209 Shelly Hill Road Mt. Vernon WA 98274 (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
Esther E. Owens 01/08/2018
Buyer 1:17:12 PM PST Date
Authenticated
Tony Lee Owens 01/08/2018
Buyer 1:19:23 PM PST Date

Authenticated
Jason Kurtz 01/09/2018
Seller 4:52:07 PM PST Date
Authenticated
Marlene Rios Escalera 01/09/2018
Seller 4:58:58 PM PST Date

JK
MR