



**201807060079**

07/06/2018 03:05 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:

Tarah M. Hale  
3704 Seneca Drive  
Mount Vernon, WA 98273

*Land Title*

*# 166694-0* **STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Jennifer L. Taylor, an unmarried woman**

for and in consideration of \$10.00 and good and other valuable consideration  
in hand paid, conveys, and warrants to Tarah M. Hale, an unmarried woman  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 7, "PLAT OF PARK MEADOWS," as per plat recorded in Volume 16 of Plats, pages 82 through 84,  
inclusive, 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): P108310 4666-000-007-0000

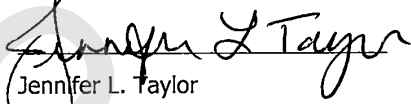
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20182973*  
**JUL - 6 2018**

Amount Paid \$ *5968.00*  
Skagit Co. Treasurer  
By *HB* Deputy

LPB 10-05

Dated: June 28, 2018

  
Jennifer L. Taylor

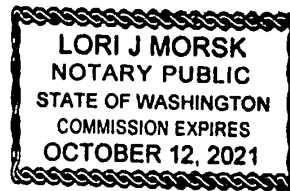
State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Jennifer L. Taylor (is) the person(s) who appeared before me, and said person(s) acknowledge 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: 7/5/18

  
Notary Public in and for the State of Washington

My appointment expires: 10/12/21



## Schedule "B-1"

01-166694-O

## EXCEPTIONS:

- A. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File No. 92096, in Volume 90 of Deeds, page 38, (whereby said grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

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

Grantee: Puget Sound Power & Light Co.

Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Area Affected: Easement No. 1: All streets and road rights of ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 7 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Dated: January 24, 1995

Recorded: February 1, 1995

Auditor's No.: 9502010065

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: November 20, 1995

Recorded: November 22, 1995

Auditor's No.: 9511220120

Executed By: John N. Hocking, John Lund and Sandi Hocking

## D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation

And: John N. Hocking

Dated: October 2, 1995

Recorded: October 13, 1995

Auditor's No.: 9510130074

Regarding: Power of Attorney and Agreement regarding formation of Local Improvement District

Schedule "B-1"

01-166694-O

EXCEPTIONS CONTINUED:

E.COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,  
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE  
OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat:

Recorded:

Auditor's No.:

Plat of Park Meadows

October 13, 1995

9510130076



## 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.