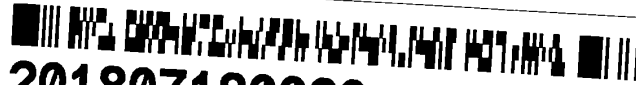


When recorded return to:
Stephen D. Tabert
600 North 18th Place
Mount Vernon, WA 98273



201807180020

07/18/2018 11:25 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035188

CHICAGO TITLE
620035188

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tony P. Stephens and Lisa A. Stephens, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Stephen D. Tabert, a married man as his separate estate

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

Lot 14, PLAT OF HIGHLAND GLEN DIVISION NO. 2, according to the plat thereof, recorded in Volume 11 of Plats, Page 79, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P80277 / 4362-000-014-0008,

20183130
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to:

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

JUL 18 2018

Amount Paid \$ 5345⁰⁰
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2018



Tony P. Stephens

Lisa A. StephensState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Tony P. Stephens and Lisa A. Stephens 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.

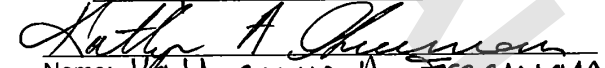
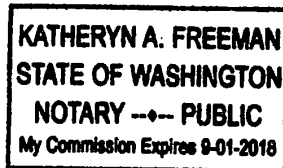
Dated: July 16, 2018
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9.01.2018

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF HIGHLAND GLEN DIVISION NO. 2:**

Recording No: 863766

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sanitary Sewer
Recording Date: March 30, 1977
Recording No.: 853622
Affects: Said premises

3. 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."

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