

When recorded return to:

Mr. and Mrs. Robert Severin
4001 Dogwood Place
Mount Vernon, WA 98274

201809180095
09/18/2018 03:45 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1800989SB

CHICAGO TITLE
020035729

Statutory Warranty Deed

THE GRANTORS Jeffrey M Nelson and Amarah V Nelson, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Robert Severin and Sue Severin, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Lot(s): 3 Eaglemont Phase 1C

Tax Parcel Number(s): **P116352 / 4744-000-003-0000**

Lot 3, "Eaglemont Phase 1C," as per plat recorded on February 1, 2000, under Auditor's File No. 200002010036, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated September 13 2018

Jeffrey M Nelson
Jeffrey M Nelson

Amarah V Nelson
Amarah V Nelson

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **Jeffrey M Nelson and Amarah V Nelson**

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9.17.18

Julie C. Yost
Notary Public in and for the State of Washington
Residing at 11602
My appointment expires: 1.16.20



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184144
SEP 18 2018

Amount Paid \$ 6502.00
Skagit Co. Treasurer
By MM Deputy

Exhibit "A"

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 EAGLEMONT PHASE 1A:

Recording No: 9401250031

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: October 11, 1993

Auditor's No.: 9310110127, records of Skagit County, Washington

In favor of: Cascade Natural Gas Corporation

For: 10-foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 2, 1993

Auditor's No.: 9311020145, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with and adjacent to street frontage, and 20 feet parallel with and adjacent to Waugh Road

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 EAGLEMONT PHASE 1C:

Recording No: 200002010036

Notes on the face of survey recorded under Auditor's File No. 9212110080, as follows:

A. Road easement for ingress, egress, and utilities over, under, and across. (To be dedicated to the City in the future.)

B. Parcel A is subject to easements for construction, maintenance, and access of public and private utilities. (To be dedicated in the access of public and private utilities. To be dedicated in the future.)

C. Proposed access to the West half of the Northeast quarter of the Southwest Quarter. Exact location will be determined at a future date.

Exhibit "A"

Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: February 1, 2000
Auditor's No.: 200002010100, records of Skagit County, Washington
Executed By: Sea-Van Investments

Exceptions and reservations as contained in instrument;

Recorded: February 6, 1942
Auditor's No.: 349044, records of Skagit County, Washington
Executed By: English Lumber Company
As Follows:

Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided however, that the grantor, its successors or assigns shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 25, 1994
Auditor's No.: 9401250030, records of Skagit County, Washington
Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED by instrument:

Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
Auditor's No.: 9512110030, 9603180110 and 200002010099, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: January 25, 1994
Auditor's No.: 9401250030, records of Skagit County, Washington
Imposed By: Sea-Van Investments Association

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."

AUTHORIZED
 08/27/2018 03:18 PM PDT
 Date
 08/27/2018
 Date
 08/27/2018
 Date
 08/27/2018
 Date
 08/27/2018

AUTHORIZED
 08/27/2018 11:13 AM PDT
 Date
 08/27/2018
 Date
 08/27/2018
 Date
 08/27/2018

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.

This disclosure applies to parcels designated or within 1/4 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 generate 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.

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:

The following is part of the Purchase and Sale Agreement dated 08/27/18
 between
 Robert Severin
 Buyer
 Susan Severin
 Buyer
 Jeffrey M Nelson
 Seller
 Amarah V Nelson
 Seller
 concerning 4001 Dogwood Pl
 Mount Vernon WA 98274
 Address City State Zip
 (the "Property")
 and
 Jeffrey M Nelson
 Seller
 Amarah V Nelson
 Seller
 (the "Seller")
 and
 Robert Severin
 Buyer
 Susan Severin
 Buyer
 (the "Buyer")

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 Northwest Multiple Listing Service
 ALL RIGHTS RESERVED

SKAGIT COUNTY
 RIGHT-TO-MANAGE
 NATURAL RESOURCE LANDS DISCLOSURE

Form 22P
 Skagit Right-to-Manage Disclosure
 Rev. 10/14
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