

When recorded return to:
Kevin Power and Amanda Power
4000 ~~Cameron~~ Lane NE *Cameron*
Lacey, WA 98516



201811130101

11/13/2018 01:35 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036423

CHICAGO TITLE
620036423

STATUTORY WARRANTY DEED

an unmarried man
THE GRANTOR(S) Matthew L. Juneau and Delores Brown, Personal Representative of the Estate of Cynthia N. Bradshaw

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kevin Power and Amanda Power, *Husband and wife*

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 14, Block 6, PAPE'S ADDITION TO THE CITY OF MOUNT VERNON, according to the plat thereof, recorded in Volume 3 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH the West 5.00 feet of the South 37 feet of Lot 13 of said Block 6.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P127042 / 3750-006-014-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184992
NOV 13 2018

Amount Paid \$ *5,345.00*
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 7, 2018

Matthew Juneau by
Delores Brown his Attorney in fact

Matthew Juneau by Delores Brown, his attorney in fact

BY: Delores Brown Personal Representative

Delores Brown

Personal Representative of the Estate of Cynthia N. Bradshaw

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Delores Brown is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Power of attorney for Matthew L. Juneau and Personal Representative for Cynthia N. Bradshaw to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 07, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

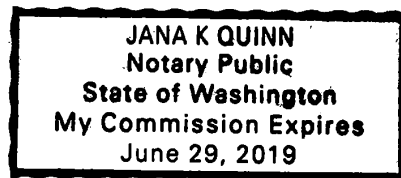


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 15, 1993
Auditor's No(s): 9304150085, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North 5 feet of said premises
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 18, 2007
Recording No.: 200712180087
Matters shown: Multiple fence encroachments both on to the real estate under search and onto adjoining property, by varying degrees.

Right, title and interest of the owner of land adjoining on the west as to that portion of said land lying between the 3 foot wood fence and the property line, as disclosed by Survey as set forth below:

Recording Date: December 18, 2007
Recording No.: 200712180087
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Mount Vernon.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**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 October 9, 2018
between Kevin Power Amanda Power ("Buyer")
and Juneau ("Seller")
concerning 418 E. Fir Mount Vernon WA 98273 (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.

Authenticate

Kevin Power

10/11/2018

Buyer

Date

Authenticate

Amanda Power

10/11/2018

Buyer

Date

Debra Brown PR **MLS** **10/10/18**
Seller Date

Debra Brown PR **11/7/18**
Seller Date