


When recorded return to:
Michele R. Kissinger and Kenneth A. Kissinger
3519 Seneca Drive
Mount Vernon, WA 98273


201811200081
11/20/2018 01:36 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036248

CHICAGO TITLE
020036248

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin G. Lissner, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michele R. Kissinger and Kenneth A. Kissinger, a married
couple

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

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

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

Lot(s): 32 PARK MEADOWS

Tax Parcel Number(s): P108336 / 4666-000-032-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185126
NOV 20 2018

Amount Paid \$ 7,171.28
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

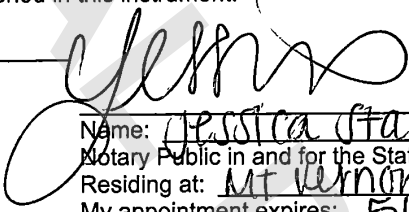
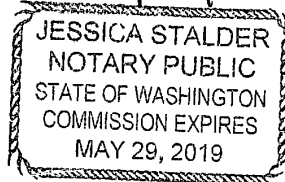
Dated: November 13, 2018



Kevin G. Lisser

Erin LisserState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Erin Marie Lisser
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 11/15/18
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mt Vernon
My appointment expires: 5/29/19

STATE OF Washington

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Kevin G. Lissner

is the persons who appeared before me,
and said person acknowledged that he signed this instrument to be his free and voluntary act for
the uses and purposes mentioned in the instrument.

DATED: 11/15/2018

Notary Seal

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

Lourea L. Garka

(Signature of Notary)

Lourea L. Garka

Notary Public in and for the State of Washington

My appointment expires: 10/27/2022

Residing in Arington

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P108336 / 4666-000-032-0000

Tract 32, "Plat of Park Meadows", according to the plat thereof, recorded in Volume 16 of Plats, Pages 82 through 84, records of Skagit County, Washington.

Situate in Skagit County, Washington

EXHIBIT "B"

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 PARK MEADOWS:

Recording No: 9510130076

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 15, 1977
 Auditor's No(s): 868655, 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 and the East 7 feet of Tract D of Short Plat No. MV-11-77

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 1, 1995
 Auditor's No(s): 9502010065, 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:

EASEMENT NO. 1: All streets on road rights-of-way 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 and coincident with the boundaries of all private/public street and road rights-of-way.

4. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-80:

Recording No: 8001290022

EXHIBIT "B"Exceptions
(continued)

5. Terms and conditions of that Power of Attorney and Agreement regarding formation of Local Improvement District;
Recorded: October 13, 1995
Auditor's No.: 9510130074, records of Skagit County, Washington
By: John N. Hocking
Between: City of Mount Vernon
6. Exceptions and reservations contained in Deed whereby the 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;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 92096, records of Skagit County, Washington
Executed By: The State of Washington
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: November 22, 1995
Auditor's No(s): 9511220120, records of Skagit County, Washington
Executed By: John N. Hocking, Sandi Hocking and John Lund
8. City, county or local improvement district assessments, if any.
9. 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 September 29, 2018

between Kenneth A. Kissinger Michele R. Kissinger ("Buyer")
Buyer Buyer
and Kevin G Lisser ("Seller")
Seller Seller
concerning 3519 Seneca Drive 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.

Kevin G. Lisser 9/28/18 DocuSigned by: 11-15-18
Buyer Date Seller Kevin Lisser 9/29/2018
Date Date
Michele R. Kissinger 9/21/18
Buyer Date Seller Date