

201812190055

12/19/2018 03:19 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Marshall D. Brown and Carey R. Brown
322 Rose Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181219
DEC 19 2018

Amount Paid \$ 620035679
By Skagit Co. Treasurer
Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620035679

Escrow No.: 620035679

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Deveau and Colleen Sue Deveau, Trustees of the Brian And Colleen Deveau Living Trust, dated December 5, 2006

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Marshall D. Brown and Carey R. Brown, a married couple

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

Lot 14, HILLTOP HAVEN, according to the plat thereof, recorded in Volume 12 of Plats, pages 47, 48 and 49, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P81290/ 4393-000-014-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 7, 2018

Brian Deveau and Colleen Sue Deveau, Trustees of the Brian And Colleen Deveau Living Trust, dated December 5, 2006

BY: Brian Deveau
Brian Deveau
Trustee

BY: Colleen Sue Deveau
Colleen Sue Deveau
Trustee

State of Washington
County of King,

I certify that I know or have satisfactory evidence that BRIAN Deveau and Colleen Sue Deveau is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The Brian and Colleen Deveau Living Trust dated 12-5-06 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 17th, 2018

Lisa Jo Smith
Name: LISA JO SMITH
Notary Public In and for the State of WASHINGTON
Residing at: RENTON, WA
My appointment expires: 5/26/2022

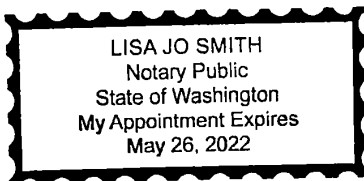


EXHIBIT "A"

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 HILLTOP HAVEN:

Recording No: 7902230005

2. 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: March 9, 1979

Auditor's No(s): 7903090037, records of Skagit County, Washington

Executed By: B P & Associate Holdings

AMENDED by instrument(s):

Recorded: August 25, 1980

Auditor's No(s): 8008250078, records of Skagit County, Washington

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

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

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright:2018
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 12, 2018

between Marshall D Brown Carey R Brown ("Buyer")
Buyer Buyer
and Deveau Living Trust ("Seller")
Seller Seller
concerning 322 Rose Ct 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.

Carey Brown 11/12/2018
Buyer Date

[Signature] 11/12/2018
Buyer Date

Authenticated [Signature] 12/17/18
Brian Deveau 11/13/2018
Seller Date
8:00:28 PM PST

Authenticated Colleen S Deveau 12-17-18
Colleen S Deveau 11/13/2018
Seller Date
8:00:55 PM PST