



201901310046

01/31/2019 11:38 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Branden W. Huss and Jaime M. Huss
3612 Shoshone Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 333
JAN 31 2019

Amount Paid \$ 7392.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020037045

Escrow No.: 620037045

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brannon Mucke, Personal Representative of the Estate of Donneta P. Mucke, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Branden W. Huss and Jaime M. Huss, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
TRACT "B-1" OF SHORT PLAT NO. MV-9-77 RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 72, UNDER RECORDING NO. 858583, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER, ACROSS, UNDER AND THROUGH THE NORTH 60.00 FEET OF THE SOUTH 195.00 FEET OF THE WEST 250.00 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P27092 / 340421-1-004-0203,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 25, 2019

Brannon Mucke, Personal Representative of the Estate of Donneta P. Mucke, deceased

BY: Brannon Mucke
Brannon Mucke
Personal Representative

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Brannon Mucke

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 Personal Representative of Estate of Donneta P. Mucke to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/29/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville wa
My appointment expires: 10/1/2019

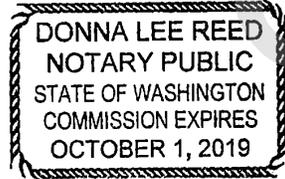


EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: March 27, 1902
Recording No.: 39322

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Short Plat No. MV 9-77 in Volume 2 of Short Plats, Page 72:

Recording No: 858583

3. Standard Participation Contract with City of Mount Vernon, for sewer connection, including the terms and conditions contained therein;

Recording Date: June 30, 1977
Recording No.: 859650

Said agreement provides that it is a covenant running with the land.

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

5. City, county or local improvement district assessments, if any.

6. Assessments, if any, levied by City of Mount Vernon.

7. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2019.

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 December 26, 2018

between Branden W Huss Jaime M. Huss ("Buyer")
Buyer Buyer

and Estate of Donneta Mucke ("Seller")
Seller Seller

concerning 3612 Shoshone 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.

Authentisicr
Branden W Huss 12/26/2018
Buyer 5:45:16 PM PST Date

Donneta Mucke 12/27/18
Seller Date

Authentisicr
Jaime M. Huss 12/26/2018
Buyer 5:42:46 PM PST Date

Seller Date