

When recorded return to:  
Jeanne Wright  
720 North 21st Street  
Mount Vernon, WA 98273



**201902080067**

02/08/2019 01:03 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.: 620037214

**CHICAGO TITLE**  
620037214

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen J. Tillotson and Craig Tillotson, Heirs of The Estate of Doris Tillotson  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jeanne L. Wright, an unmarried woman, as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 8, "CORRECTED PLAT OF A PORTION OF MOUNT BAKER VIEW ADDITION," according to  
the recorded plat thereof in the office of the auditor of Skagit County, Washington, in volume 7 of  
plats, page 73.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P53750 / 3745-000-008-0006

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2019429

**FEB 08 2019**

Amount Paid \$ 5,078.00  
Skagit Co. Treasurer  
By *Man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)Dated: February <sup>5</sup>~~1~~, 2019

The Estate of Doris Tillotson

BY: *[Signature]*

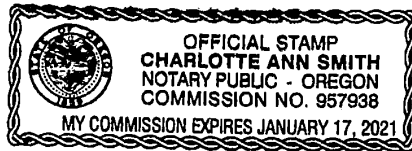
Stephen James Tillotson

BY: *[Signature]*

Craig Tillotson

State of OregonCounty Marion of Marion

I certify that I know or have satisfactory evidence that

Stephen James Tillotson & Craig Tillotson  
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 Heirs of Estate of Doris K. Tillotson to be the free  
and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: February 5, 2019*Charlotte A. Smith*  
Name: Charlotte Ann Smith  
Notary Public in and for the State of Oregon  
Residing at: Salem, OR  
My appointment expires: January 17, 2021

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 22, 1956  
Recording No.: 540392

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 Corrected Plat of a Portion of MOUNT BAKER VIEW ADDITION:

Recording No: 547021

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 11, 2019

between Jeannie L Wright ("Buyer")  
Buyer Buyer

and The Estate of Doris Tillotson ("Seller")  
Seller Seller

concerning 720-N 21st Street 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.

Authentisign  
Jeannie L Wright 01/11/2019  
Buyer 7:04:22 PM PST Date

Authentisign  
The Estate of Doris Tillotson 01/12/2019  
Seller 3:19:24 PM PST Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date