

When recorded return to:
Kensley M. Fohn
2610 River Vista Lane
Mount Vernon, WA 98273



201902140017

02/14/2019 11:19 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037224

CHICAGO TITLE
620037224

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charlie A. Goad and Rebecca L. Goad, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kensley M. Fohn, an unmarried person

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

Unit 31A of NORTH HILL TOWNHOUSES, PHASE 1 CONDOMINIUM, according to The
Declaration thereof, recorded under Auditor's File No. 200706260089, and any amendments
thereto; and of Condo Map & Plans recorded under Auditor's File No. 200706260088, records of
Skagit County, Washington.

Situate in County of Skagit, State of Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 485

FEB 14 2019

Tax Parcel Number(s): P126332 / 4932-000-031-0000,

Amount Paid \$ 5,879.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 4, 2019

X Charlie A. Goad
Charlie A. Goad

X Rebecca L. Goad
Rebecca L. Goad

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Charlie A. Goad and Rebecca L. Goad are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/12/19
Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Wenatchee, WA
My appointment expires: 10/1/2019

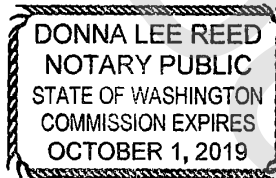


EXHIBIT "A"

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: April 9, 2008
Recording No.: 712213

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution system
Recording Date: November 6, 2001
Recording No.: 200111060117
Affects: Portion of said premises

3. Regulatory Notice/Agreement that may include Covenants, Conditions and Restrictions affecting the subject property

Recording Date: December 9, 2001
Recording No.: 200112190136

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Underground electric transmission and/or distribution system
Recording Date: May 14, 2004
Recording No.: 200405140159
Affects: Portion of said premises

5. 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: May 5, 2005
Recording No.: 200505050093

EXHIBIT "A"

Exceptions
(continued)

6. 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 North Hill PUD:

Recording No: 200505050094

7. 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 North Hill Townhomes Phase 1:

Recording No: 200706260088

Amendments of said survey map as follows:

Recording No.: 200706260088

Recording No.: 200812220037

Recording No.: 200812310105

Recording No.: 201507280085

Recording No.: 201701050050

8. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Entitled: North Hill Town Homes Phase 1

Recording Date: June 26, 2007

Recording No.: 200706260089

Amendments of said Declaration covenants, conditions and restrictions

Recording No.: 200812220036

Recording No.: 200812310101

Recording No.: 200901050117

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201312300088
Recording No.: 201507280086
Recording No.: 201803020016

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington
Purpose: Cable facilities
Recording Date: May 23, 2008
Recording No.: 200805230069

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by North Hill Townhomes Owners Association.

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 Jan 14 2019
between Kensley M Fohn ("Buyer")
and Charles Goad Rebecca Goad ("Seller")
concerning 2410 River Vista Ln, MTW, WA 98213 (the "Property")

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.

Kensley Fohn 1/14/19 Charles Goad 12-15-18
Buyer Date Seller Date
Rebecca Goad 12-15-18
Seller Date