

When recorded return to:
Benjamin Fouche
914 South 19th Street
Mount Vernon, WA 98274



201902220010

02/22/2019 09:36 AM 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.: 620037121

CHICAGO TITLE
620037121

STATUTORY WARRANTY DEED

THE GRANTOR(S) Willis M. Lake, Jr., an unmarried person, a single person

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

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

Lot 3, Block 3, "ALBERT BALCH'S WEDGEWOOD, AN ADDITION TO MOUNT VERNON, WA.",
as per plat recorded in Volume 7 of Plats, pages 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54751 / 3766-003-003-0009,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

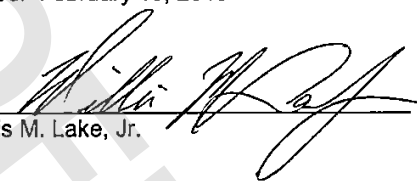
2019 599

FEB 22 2019


Amount Paid \$ 5,033.⁵⁸
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 19, 2019


Willis M. Lake, Jr.State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Willis M. Lake Jr
(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: February 20, 2019
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Exceptions

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

Granted to: City of Mount Vernon
Purpose: Sewer
Recording Date: January 25, 1955
Recording No.: 512247
2. 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: February 3, 1955
Recording No.: 512718
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Co.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 3, 1971
Recording No.: 757660
4. 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 ALBERT BALCH'S WEDGWOOD:

Recording No: 207780
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by the 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 01/07/2019
between Benjamin Fouche Buyer ("Buyer")
and Willis M Lake, Jr. Seller ("Seller")
concerning 914 S 19th St Address Mount Vernon City WA State 98274 Zip (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.

Authenticated
Benjamin Fouche 01/07/2019
Buyer 18:22:23 PM PST Date

 1/5/18
Seller Date

Buyer Date

Seller Date