

When recorded return to:
Charlotte Deidre Buzbee and Jay Webb Buzbee
1114 South 18th Street
Mount Vernon, WA 98274



201902280062

02/28/2019 11:31 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.: 620037298

CHICAGO TITLE
620037298

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jessica Hunter, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Charlotte Deidre Buzbee and Jay Webb Buzbee, a married couple

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

Lot 11, Block 4, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54786 / 3766-004-011-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019690

FEB 28 2019

Amount Paid \$5,647.⁶⁰
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 19, 2019




Jessica Hunter

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jessica Hunter is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her 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, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 25, 1955
Auditor's No(s).: 512247, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer
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: February 3, 1955
Auditor's No(s).: 512718, records of Skagit County, Washington
Executed By: Park Estates Development Company, a Limited Partnership
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by 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 February 3, 2019

between Charlotte Deldre Buzbee Jay Webb Buzbee ("Buyer")
Buyer Buyer
 and Jessica Hunter ("Seller")
Seller Seller
 concerning 1114 S 18th St Mount Vernon WA 98274 (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.

Authenti
Charlotte D Buzbee 02/03/2019
2/3/2019 1:47:46 PM PST
 Buyer Date

Authenti
Jay W Buzbee 02/03/2019
2/3/2019 1:44:44 PM PST
 Buyer Date

DocuSigned by:
Jessica Hunter 2/4/2019
56C0A1C7C4974C0...
 Seller Date

Seller Date