

When recorded return to:
Ben Davidson
23935 North Westview Road
Mount Vernon, WA 98274



201903150111

03/15/2019 03:42 PM 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

CHICAGO TITLE
W20037500

Escrow No.: 620037500

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melvin Damski and Susan Damski, ^{dk}married couple
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Ben Davidson, an unmarried individual, as his separate estate
and Erin A. Collins, an unmarried individual, as her separate estate

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

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

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

Lot(s): 14 and 15 Block: 11 RESERVE ADDITION TO THE TOWN OF MONTBORNE

Tax Parcel Number(s): P111125 / 4136-011-015-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019941
MAR 15 2019

Amount Paid \$ 10507.00
Skagit Co. Treasurer
By *SK* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 12, 2019

Mel Damski
Melvin Damski

Susan Damski
Susan Damski

by: *Mel Damski*
Susan Damski, by Melvin Damski, as attorney in fact

State of WASHINGTON
County of ~~SKAGIT~~ WASHCO

I certify that I know or have satisfactory evidence that Melvin Damski, is the persons who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-12-19
Marlin Du Bois
Name: Marlin Du Bois
Notary Public in and for the State of WA
Residing at: Brem
My appointment expires: 3-17-23

MARLIN DU BOIS
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Number 70551
MY COMMISSION EXPIRES
03-17-2023

State of WA
COUNTY of WASHCO

I certify that I know or have satisfactory evidence that Melvin Damski is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Susan Damski and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-12-19
Marlin Du Bois
Name: Marlin Du Bois
Notary Public in and for the State of WA
Residing at: Brem
My appointment expires: 3-17-23

MARLIN DU BOIS
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Number 70551
MY COMMISSION EXPIRES
03-17-2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P111125 / 4136-011-015-0000

PARCEL A:

Lots 14 and 15, Block 11, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, together with those portions of adjoining Walker Street which, if vacated by operation of law, would attach thereto;

TOGETHER WITH that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying easterly of the centerline of said right of way and between the southwesterly extension of the southeasterly line of Lot 14, Block 11, and the southwesterly extension of the southeasterly line of Lot 16, Block 11, as said lines are delineated on the plat of RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across that portion of said Parcel 2 lying within a strip of land 20 feet wide being 10 feet each side of the centerline of an existing driveway, as now constructed, running in a generally easterly direction across the Southeasterly portions of Lots 16 and 17, Block 11, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, together with those portions of adjoining Walker Street which, if vacated by operation of law, would attach thereto;

TOGETHER WITH, that portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Easterly of the centerline of said right of way and between the Southwesterly extension of the Southeasterly line of Lot 16, Block 11, and the Westerly extension of the Northerly line of Walker Street, as said lines are delineated on the PLAT OF RESERVE TO THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Sewer
Recording Date: March 30, 1998
Recording No.: 9803300105
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Williard Matthew Hendrickson and Ida May Hendrickson; Trustors and Trustees of the Hendrickson Family Trust
Recording Date: March 13, 2001
Recording No.: 200103130078
3. Agreement by and between Skagit County Sewer District No. 2 and Joseph Engberg, including the terms, covenants and provisions thereof
Recording Date: August 29, 1996
Recording No.: 9608290064

NOTE: This Company notes a "Release of Encumbrance";

Recorded: March 9, 2001
Auditor's No.: 200103090066, records of Skagit County, Washington
4. Agreement by and between Skagit County Sewer District No. 2 Joe Engberg et al including the terms, covenants and provisions thereof
Recording Date: October 13, 1998
Recording No.: 9810130073
5. Lot Certification including the terms, covenants and provisions thereof
Recording Date: May 14, 1999
Recording No.: 9905140142
6. Low Flow Mitigation Summary including the terms, covenants and provisions thereof
Recording Date: July 30, 2001
Recording No.: 200107300001

EXHIBIT "B"

Exceptions
(continued)

7. 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 system
Recording Date: September 6, 2001
Recording No.: 200109060033

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

9. Assessments, if any, levied by Skagit County Sewer District No. 2.

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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ALL RIGHTS RESERVED


The following is part of the Purchase and Sale Agreement dated February 26, 2019
between Ben Davidson Erin A Collins ("Buyer")
Buyer Buyer
and Mel Damski Susan Damski ("Seller")
Seller Seller
concerning 23935 N. West View Rd 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.


Buyer 2.26.19
Buyer Date
Authenticator
Ben Davidson 02/26/2019
Buyer Date
2/26/2019 2:30:50 PM PST

Authenticator
Mel Damski 02/26/2019
Seller Date
2/26/2019 9:45:42 PM PST
Authenticator
Susan Damski 02/27/2019
Seller Date
2/27/2019 12:20:24 PM PST