

AFTER RECORDING MAIL TO:  
Ken Patnode and Kirsten Patnode  
1201 Alpine View Drive  
Mount Vernon, WA 98274



201904290114

04/29/2019 03:35 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**Land Title and Escrow**

01-170550-0

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**  
Escrow Number: 19-269360

**Statutory Warranty Deed**

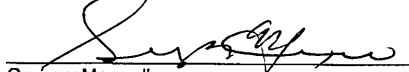
Abbreviated Legal: N/A Lot 34, Eagleman Phase 1A  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): P104301

THE GRANTOR **Gregory Maxwell and Colleen Maxwell**, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Ken Patnode and Kirsten Patnode**, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

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

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated: April 5, 2019




Gregory Maxwell



Colleen Maxwell

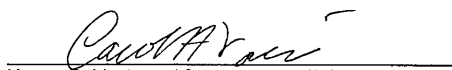
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 1548  
APR 29 2019

Amount Paid \$ 7,997.20  
Skagit Co. Treasurer  
By  Deputy

STATE OF Wa }  
County of SKagit } SS.

I certify that I know or have satisfactory evidence that Gregory Maxwell and Colleen Maxwell is (are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 25 day of April, 2019



Notary Public in and for the State of WASHINGTON  
Residing at: Oak Harbor  
My appointment expires: 2-13-2023

CAROL A. VOEGEL  
Notary Public  
State of Washington  
My Commission:  
176669  
My Commission Expires:  
FEBRUARY 13, 2023

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED**

Lot 34, "PLAT OF EAGLEMONT PHASE 1A," as per plat recorded in Volume 15 of Plats, pages 130 through 146, inclusive, records of Skagit County, Washington.  
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 March 18, 2019  
between Ken Patnode Kirsten Patnode ("Buyer")  
Buyer Buyer  
and Gregory Maxwell Colleen Maxwell ("Seller")  
Seller Seller  
concerning 1201 Alpine View Drive 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.

Authentisign  
Ken Patnode 03/19/2019  
Buyer 3:48:06 PM PDT Date

Authentisign  
Gregory Maxwell 03/19/2019  
Seller 9:31:19 PM PDT Date

Authentisign  
Kirsten Patnode 03/19/2019  
Buyer 3:07:07 PM PDT Date

Authentisign  
Colleen Maxwell 03/19/2019  
Seller 9:29:48 PM PDT Date