

201904300138

04/30/2019 01:36 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

**When recorded return to:**

Brandon S. Nickerson and Margaret B. Tubbesin  
620 North 30th Street  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037875

CHICAGO TITLE  
020037875

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Timothy G. Van Dyken and Sarah E. Van Dyken, 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 Brandon S. Nickerson and Margaret B. Tubbesing, husband  
and wife

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

Lot 1, Thunderbird, according to the plat thereof recorded in Volume 9 of Plats, Pages 34 and 35,  
records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P54466 / 3762-000-001-0001

Subject to:

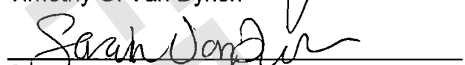
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191579  
APR 30 2019


Amount Paid \$7,463.20  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 26, 2019

  
\_\_\_\_\_  
Timothy G. Van Dyken  
\_\_\_\_\_  
Sarah E. Van DykenState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Timothy G. Van Dyken and Sarah E. Van Dyken 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: April 29, 2019  
\_\_\_\_\_  
Name: Kathryn A. FreemanNotary Public in and for the State of WAResiding at: Snohomish coMy appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 the plat of Thunderbird  
Recording No: 693440
2. Covenants, conditions, restrictions, and easements 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: June 16, 1968  
Auditor's No(s): 715205, records of Skagit County, Washington  
Executed By: Keith S. Johnson and Alison R. Johnson, et al
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. 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 March 26, 2019

between Brandon S. Nickerson Margaret B. Tubbesing ("Buyer")  
Buyer Buyer  
 and Tim VanDyken Sarah VanDyken ("Seller")  
Seller Seller  
 concerning 620 N. 30th St Mount Vernon WA 98273 (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.

[Signature] 3/26/19 [Signature] 3/26/19  
 Buyer Date Seller Date  
Brandon S. Nickerson 3/26/19 Sarah VanDyken 3/26/19  
 Buyer Date Seller Date