


When recorded return to:
Dominic Arnett and Danielle Arnett
1819 Walter Street
Mount Vernon, WA 98273


201905150038
05/15/2019 11:48 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038110

CHICAGO TITLE
620038110

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brad M. Clifton and Holly A. Clifton, 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 Dominic Arnett and Danielle Arnett, a married couple

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): C MOUNT VERNON SHORT PLAT MV-5-94; being ptn SW NE 30-34-4

Tax Parcel Number(s): P105757 / 340430-0-283-0605

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1806
MAY 15 2019

Amount Paid \$ 16416.40
By  Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 8, 2019

X. *Brad M. Clifton*

Brad M. Clifton

X. *Holly A. Clifton*

Holly A. Clifton

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brad M. Clifton and Holly A. Clifton 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: 5/14/19

Donna Lee Reed
Name: *Donna Lee Reed*
Notary Public in and for the State of *Washington*
Residing at: *Maple Valley, WA*
My appointment expires: *10/1/2019*

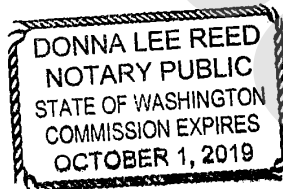


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105757 / 340430-0-283-0605

Lot C, SHORT PLAT NO. MV-5-94, approved August 15, 1994, recorded August 16, 1994 in Book 11 of Short Plats, page 100, under Auditor's File No. 9408160071 and being a portion of the Southwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Lot C;
Thence North 89°02'13" East 9.03 feet along the North line of said Lot C;
Thence South 00°13'21" East 66.45 feet parallel with the West line of said Lot C to the South line thereof;
Thence South 89°02'13" West 9.03 feet along the South line of said Lot C to the Southwest corner thereof;
Thence North 00°13'21" West 66.45 feet along the West line of said Lot C to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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 SKAGIT COUNTY SHORT PLAT MV-5-94 :

Recording No: 9408160071

2. Agreement regarding Formation of a local improvement district and construction of improvement including the terms, covenants and provisions thereof

Recording Date: December 29, 1988

Recording No.: 8812290014

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

Granted to: Puget Sound Power & Light Company

Purpose: Underground electric system

Recording Date: August 31, 1994

Recording No.: 9408310101

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by 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 April 15, 2019
between Dominic Arnett Danielle Arnett ("Buyer")
Buyer Buyer
and Brad M Clifton Holly A Clifton ("Seller")
Seller Seller
concerning 1819 Walter 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.

Authenticat
Buyer 04/15/2019
Date
4/15/2019 9:00:29 PM PDT

Authenticat
Seller 04/15/2019
Date
4/15/2019 7:12:00 PM PDT

Authenticat
Buyer 04/15/2019
Date
4/15/2019 9:05:30 PM PDT

Authenticat
Seller 04/15/2019
Date
4/15/2019 7:11:09 PM PDT