

When recorded return to:
George K. Frenz and Lesley H. Frenz
1417 South 12th Street
Mount Vernon, WA 98274

201905160071
05/16/2019 03:29 PM 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.: 620037387

CHICAGO TITLE
620037387

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyla M. Moore, who acquired title as Kyla M. Jensen, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to George K. Frenz and Lesley H. Frenz, husband and wife

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.)

Ptn. NE NW, 29-34-4E, W.M.

Tax Parcel Number(s): P28361 / 340429-0-188-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191841

MAY 16 2019

Amount Paid \$ 5,078.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 1, 2019

Kyla M. Moore
Kyla M. Moore
Calvin Moore
Calvin Moore

State of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Kyla M. Moore and Calvin Moore are/ is the person(s) who appeared before me, and said person(s) 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: May 13, 2019

Robert Russell Kihm
Name: Robert Russell Kihm
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 08-31-2019



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28361 / 340429-0-188-0007

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 450 feet North of the South line of said subdivision and on the East line of the alley between 11th and 12th Streets;
thence East 100 feet to the West line of 12th Street as established in the City of Mount Vernon;
thence North along the West line of said street, 50 feet;
thence West 100 feet to the East line of the alley;
thence South 50 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. 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."

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Mount Vernon.