

When recorded return to:

Stephen Michael Kessinger and Giuliana
Nakashima
1316 East Broad Street
Mount Vernon, WA 98274



201905170046

05/17/2019 11:32 AM 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.: 620037419

CHICAGO TITLE CO.

620037419

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carole L. Bossarte, 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 Stephen Michael Kessinger and Giuliana Nakashima, a
married couple

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

LOTS 10, 11, AND 12, BLOCK 20, MAP OF MILLETT'S ADDN TO MT. VERNON, SKAGIT
COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P53641/ 3741-020-012-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1853

MAY 17 2019

Amount Paid \$ 7,570.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 9, 2019

Carole L. Bossarte
Carole L. Bossarte
Steve Landt
Steve Landt

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Carole L. Bossarte and Steve Landt 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: 5/10/19
Matthew C. Hellstrom
Name: Matthew C. Hellstrom
Notary Public in and for the State of WA
Residing at: Snohomish, WA
My appointment expires: May 20, 2019

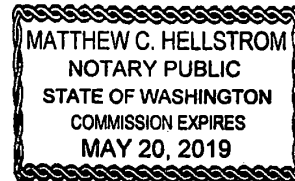


EXHIBIT "A"
Exceptions

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 the Map of Millett's Addition to Mount Vernon:

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2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by the City of Mount Vernon.
4. City, county or local improvement district assessments, if any.

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 17, 2019

between Giuliana Nakashima Stephen Michael Kessinger ("Buyer")
Buyer Buyer
and Carole L Bossarte ("Seller")
Seller Seller
concerning 1316 E Broad 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.

Authentisign
Giuliana Nakashima 04/17/2019
Buyer 3:30:08 PM PDT Date

Authentisign
Carole Bossarte 04/17/2019
Seller 4:08:08 PM PDT Date

Authentisign
Stephen Michael Kessinger 04/17/2019
Buyer 3:27:38 PM PDT Date

Seller Date