

When recorded return to:  
Jacob Spady and Misty Spady  
2212 Martin Road  
Mount Vernon, WA 98273

  
**201905220069**  
05/22/2019 03:38 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.: 620038087

**CHICAGO TITLE**  
020038087

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John Michael Bursey and Connita J. Bursey, 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 Jacob Spady and Misty Spady, husband and wife

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

LOT 4, "PLAT OF SUNSET VIEW, DIVISION NO. 1, " AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 86, 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): P81912 / 4415-000-004-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191926  
MAY 22 2019

Amount Paid \$ 6,101.<sup>50</sup>  
Skagit Co. Treasurer  
By *mlm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 15, 2019

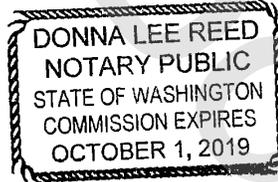
X *John Michael Bursey*  
John Michael Bursey

X *Connita J. Bursey*  
Connita J. Bursey

State of WASHINGTON  
County of *Skagit*

I certify that I know or have satisfactory evidence that John Michael Bursey and Connita J. Bursey 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: *5/21/19*  
*Donna Lee Reed*  
Name: *Donna Lee Reed*  
Notary Public in and for the State of *Washington*  
Residing at: *Marysville, WA*  
My appointment expires: *10/1/2019*



## EXHIBIT "A"

### Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in deed

Grantor: State of Washington  
 Recorded: July 17, 1925  
 Recording No.: 185839  
 Affects: Said premises and other property

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

Granted to: Public Utility District No. 1 of Skagit County  
 Purpose: Pipeline  
 Recording Date: May 11, 1978  
 Recording No.: 880140  
 Affects: A portion of said plat

3. 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 **PLAT OF SUNSET VIEW, DIVISION NO. 1:**

Recording No: 7911050053

4. Agreement including the terms, covenants and provisions thereof;

Executed by: City of Mount Vernon, et al  
 Recording Date: September 21, 1982  
 Recording No.: 8209210021  
 Providing: Standard Participation Contract for sewer connection

5. 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

**EXHIBIT "A"**Exceptions  
(continued)

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."

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