

When recorded return to:

Isabel Clark Seixas
6311 21st Ave NE
Seattle, WA 98115

201905230084

05/23/2019 03:50 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.: 620038175

CHICAGO TITLE
620038175

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas Alex Trainor, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Isabel Clark Seixas, an unmarried person

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

LOT 4, SKAGIT COUNTY SHORT PLAT NO. 91-100, APPROVED MAY 21, 1992, AND RECORDED JUNE 1, 1992 IN VOLUME 10 OF SHORT PLATS, PAGE 87, UNDER AUDITOR'S FILE NO. 9206010086, RECORDS OF SKAGIT COUNTY; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RNAGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Reserving unto the grantor an easement for utilities over, under and across the north 5 feet of said premises for the benefit of Lot 3 of said Short Plat No. 91-100 which is adjacent to said premises on the East. Seller agrees that after the installation of said easement for utilities he will return the property to its original condition

Tax Parcel Number(s): P17374 **330427-3-008-0002**

Subject to:

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

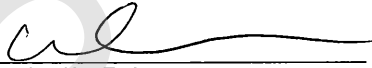
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191945
MAY 23 2019

Amount Paid \$4,987.²²
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 1, 2019


Douglas Alex TrainorSkagit County of Washington
of _____

I certify that I know or have satisfactory evidence that

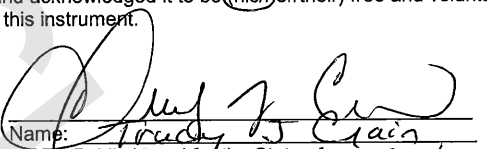
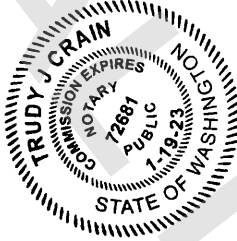
Douglas Alex Trainor
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 5-23-19
Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: Arbuton
My appointment expires: 1-19-23

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall 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
From: The State of Washington
Recorded: March 14, 1912
Auditor's No.: 90332, Volume 88, page 241, records of Skagit County, Washington
2. 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 SKAGIT COUNTY SHORT PLAT NO. 91-100:

Recording No: 9206010086
3. Terms, conditions, and restrictions of that instrument entitled Variance - Findings of Fact Entry of Order No. VAR-92-009;
Recorded: April 2, 1992
Auditor's No(s): 9204020033 records of Skagit County, Washington
4. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: March 25, 2019
Recording No.: 201903250094
5. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: October 17, 2006
Recording No.: 200610170097
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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 Isabel Clark Seixas ("Buyer")
Buyer Buyer
and Douglas Trainor ("Seller")
Seller Seller
concerning 22901 Bulson Road Mount Vernon WA 98274 (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.

Authenticator Isabel Clark Seixas 04/15/2019
04/15/2019 12:44:18 PM PDT Date

Authenticator Douglas Trainor 04/18/2019
04/18/2019 1:18:22 PM PDT Date
Seller

Buyer Date

Seller Date