

When recorded return to:
Richard R. Ackermann and Christina M.
Ackermann
229 E HAZEL ST
MOUNT VERNON, WA 98273



201905310028

05/31/2019 10:10 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.: 620037509

CHICAGO TITLE CO.
620037509

STATUTORY WARRANTY DEED

THE GRANTOR(S) Loren Mynatt and Nina Mynatt, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Richard R. Ackermann and Christina M. Ackermann, 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): 5, 6 and 7 Block: 5 NORTH PARK ADDITION TO CLEAR LAKE

Tax Parcel Number(s): P74991/ 4142-005-007-0003, P74992/ 4142-005-007-0102

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2064

MAY 31 2019

Amount Paid \$ 4455.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 23, 2019

Loren Mynatt
Loren Mynatt

Nina Mynatt
Nina Mynatt

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Loren Mynatt and Nina Mynatt 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: May 24, 2019

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 03-01-2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74991/ 4142-005-007-0003 and P74992/ 4142-005-007-0102

PARCEL A:

Lot 6 and the East Half of Lot 7, Block 5, NORTH PARK ADDITION TO CLEAR LAKE, according to the plat thereof recorded in Volume 4 of Plats, page 16, records of Skagit County, Washington.

PARCEL B:

The West Half of Lot 7, Block 5, NORTH PARK ADDITION TO CLEAR LAKE, according to the plat thereof recorded in Volume 4 of Plats, page 16, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Terms and Conditions of Skagit County Variance Permit No. VA 97 0184;
Recorded: August 20, 1997
Recording No.: 9708200014, records of Skagit County, Washington

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 28, 2007
Recording No.: 201707280153
Matters shown: Encroachment of a shed onto said premises along the Northerly portion of said premises

3. City, county or local improvement district assessments, if any.

Authentisign ID: 9508821D-3A8C-40F6-8E52-62ED2E0088E2

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 28, 2019

between Richard R Ackermann Buyer Christina M Ackermann Buyer ("Buyer")

and Loren Mynatt Seller Nina Mynatt Seller ("Seller")

concerning 23781 Lake Drive Address Mount Vernon WA 98273 City State Zip (the "Property")

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.

[Signature] 4-28-19
Buyer Date

[Signature] 4/28/19
Buyer Date

Authentisign LOREN MYNATT 04/29/2019
Seller 8:00:36 PM PDT Date

Authentisign Nina Mynatt 04/29/2019
Seller 8:04:21 PM PDT Date