

When recorded return to:
Justin A. Davies
4326 Kiowa Drive
Mount Vernon, WA 98273



201906040075

06/04/2019 03:05 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

CHICAGO TITLE
620038363

Escrow No.: 620038363

STATUTORY WARRANTY DEED

THE GRANTOR(S) Yvonne Marcotte Kopay, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Justin A. Davies, an unmarried person and Lynn A. Davies, a married person as his separate property

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

Lot 150, "THUNDERBIRD EAST FIFTH ADDITION", according to the plat thereof recorded in Volume 14 of Plats, pages 38 and 39, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P83394,

Subject to:

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

20192156
JUN 04 2019
Amount Paid \$ 730.00
Skagit Co. Treasurer
By MA Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2019

Yvonne Marcotte Kopay
Yvonne Marcotte Kopay

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Yvonne Marcotte Kopay is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 3, 2019

Kelly K. Miller
Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

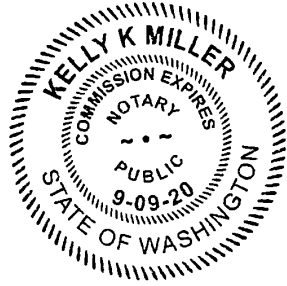


EXHIBIT "A"
Exceptions

1. 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 THUNDERBIRD EAST FIFTH ADDITION:

Recording No: 8706260006

2. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: March 21, 1985
Recording No.: 8503210035
In favor of: Puget Sound Power and Light Company
Regarding: Electric transmission and/or distribution line

3. Agreement, including the terms and conditions thereof;

Between: City of Mount Vernon and Gary and Jennifer Thor
Recording Date: September 17, 1987
Recording No.: 8709170027
Regarding: Standard Participation Agreement for sewer connection
Affects: Said premises

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 8, 1987
Recording No.: 8707080023

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 chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County

EXHIBIT "A"Exceptions
(continued)

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 the City of Mount Vernon.