


When recorded return to:
Mikayala Mansfield
17329 Slow Lane
Mount Vernon, WA 98274


201906100168
06/10/2019 03:48 PM 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.: 620038220

CHICAGO TITLE
620038220

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph Donald Sauer, Jr. and Judith Mary Sauer, 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 Mikayala Mansfield, an unmarried woman

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.)

Tract 24, Plat of Cheastys Big Lake Tracts

Tax Parcel Number(s): P112738,

Subject to:

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

2019 2241
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 10 2019

Amount Paid \$ 5220⁴⁰
Skagit Co. Treasurer
By Deputy

MF

STATUTORY WARRANTY DEED

(continued)

Dated: May 28, 2019

Joseph Donald Sauer, Jr.
Joseph Donald Sauer, Jr.

Judith Mary Sauer
Judith Mary Sauer

State of WASHINGTON

County of ~~SKAGIT~~ SPOKANE
IDAHO

I certify that I know or have satisfactory evidence that Joseph Donald Sauer, Jr and Judith Mary Sauer 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: 5/29/19

Matthew C. Hellstrom
Name: Matthew C. Hellstrom
Notary Public in and for the State of WA
Residing at: Spokane WA
My appointment expires: May 20, 2023

Notary Public
State of Washington
MATTHEW C HELLSTROM
License #39977
My Commission Expires
May 20, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112738

PARCEL A:

Tract 24, PLAT OF CHEASTYS BIG LAKE TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington;

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 24;
thence Northwesterly along the Southwesterly line thereof to a point on the Northwesterly line of the Southeasterly 12 feet of said lot, said point being the true point of beginning;
thence Northeasterly along said Northwesterly line a distance of 57 feet;
thence Northwesterly parallel with the Southwesterly line of said lot a distance of 55.6 feet, more or less, to the Northwesterly line of said lot;
thence Southwesterly along said Northwesterly line to the Northwest corner of said lot;
thence Southeasterly along the Southwesterly line of said lot to the true point of beginning.

Together with an easement for ingress and egress over and across the Southeasterly 8 feet of that portion of Tract 24, PLAT OF CHEASTYS BIG LAKE TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 24;
thence Northwesterly along the Southwesterly line thereof to a point on the Northwesterly line of the Southeasterly 12 feet of said lot, said point being the true point of beginning;
thence Northeasterly along said Northwesterly line a distance of 57 feet;
thence Northwesterly parallel with the Southwesterly line of said lot a distance of 55.6 feet, more or less, to the Northwesterly line of said lot;
thence Southwesterly along said Northwesterly line to the Northwest corner of said lot;
thence Southeasterly along the Southwesterly line of said lot to the true point of beginning.

Situated in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

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

Granted to: Skagit County Sewer District No. 2
Purpose: side sewer
Recording Date: May 6, 1998
Recording No.: 9805060094
Affects: six feet along the line of said side sewer as constructed said premises, the exact location and extent of said easement is undisclosed of record
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, Egress and Utilities
Recording Date: December 17, 1997
Recording No.: 9712170045
Affects: Northwesternly 10 Feet of Lot 24
3. Agreement and the terms and conditions thereof:

Executed by: Peter and Cara Federspiel and Skagit County Sewer District No. 2
Recording Date: May 6, 1998
Recording No.: 9805060093
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Skagit County Sewer District No. 2.

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 23, 2019
between Mikayala Mansfield ("Buyer")
Buyer Buyer
and Joe Sauer Judy Sauer ("Seller")
Seller Seller
concerning 17329 Slow Lane 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.

Authentication
Mikayala Mansfield 04/23/2019
Buyer 7:46:46 PM PDT Date

Buyer Date

Authentication
Joseph D Sauer 04/24/2019
Seller 4:49:12 PM PDT Date

Authentication
Judith Sauer 04/24/2019
Seller 4:47:55 PM PDT Date

Seller Date