

When recorded return to:
Aubree Laurel Kosmal
220 North 7th Street
Mount Vernon, WA 98273



201906210071

06/21/2019 12:32 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.: 620038020

CHICAGO TITLE
620038020

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron Jones, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Aubree Laurel Kosmal, an unmarried woman

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

Lot 5 and the South 10 feet of Lot 4, Block 14, VERNON HEIGHTS SECOND ADDITION TO MT.
VERNON, according to the Plat thereof recorded in Volume 3 of Plats page 62, records of Skagit
County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P54645 / 3764-014-005-0006

20192470
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to:

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

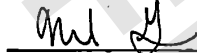
JUN 21 2019 22
Amount Paid \$ 4809
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 17, 2019



Aaron Jones



Nicole Gentry

State of WASHINGTON

County of ~~SKAGIT~~ Chelan

I certify that I know or have satisfactory evidence that Aaron Jones and Nicole Gentry are the person(s) who appeared before me, and said person(s) 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.

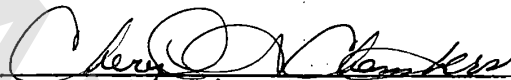
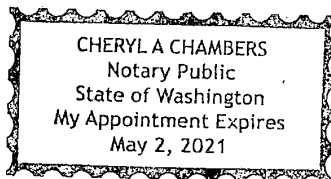
Dated: June 20, 2019Name: Cheryl A ChambersNotary Public in and for the State of WashingtonResiding at: East WenatcheeMy appointment expires: May 2, 2021

EXHIBIT "A"
Exceptions

1. City of Mount Vernon Ordinance No. 2566, including the terms, covenants and provisions thereof
Recording Date: November 2, 1993
Recording No.: 9311020101
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Mount Vernon.

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 May 11, 2019
between Aubree L Kosmal ALK
Buyer 05/14/2019 ("Buyer")
and Aaron Jones Nicole Jones Gentry NC
Seller ("Seller")
concerning 220 N 7th Street Mount Vernon WA 98273
Address 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.

Authenticated
Aubree L Kosmal 05/11/2019
05/11/2019 4:52:41 PM PDT Date

Buyer _____ Date _____

Aaron Jones 5-17-19
Seller Date

Nicole Jones 05-14-19
Seller Date
6-20-19