



201906280184

06/28/2019 03:48 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Brian D. Weaver and Jennifer L. Weaver
430 Shoshone Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037608

CHICAGO TITLE CO.

620037608

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles Thomas Atwood, also appearing of record as Charles T. Atwood, and Judy B. Atwood, 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 Brian D. Weaver and Jennifer L. Weaver, a married couple

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

Lot 30, "Thunderbird II", as per plat recorded in Volume 10 of Plats, pages 39 and 40, in the records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

2019 2665
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 28 2019

Tax Parcel Number(s): P78106/ 4203-000-030-0001,

Amount Paid \$6,769.00
Skagit Co. Treasurer
By [Signature] Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2019

Charles Thomas Atwood
Charles Thomas Atwood

Judy B. Atwood
Judy B. Atwood

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Charles Thomas Atwood and Judy B. Atwood 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: 6/27/19

Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Sedon Woolf
My appointment expires: 6/19/21

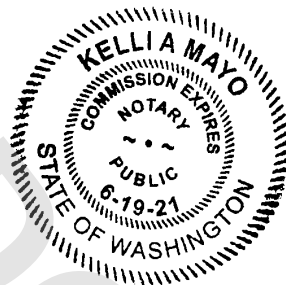


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 II:

Recording No: 784799

2. 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: May 16, 1973

Recording No.: 785089

3. Reservations contained in deed:

Executed by: W.M. Lindsay and Emma S. Lindsay, His wife

Recording Date.: March 27, 1902

Recording No.: Volume 44, page 422

Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove same.

No determination has been made as to the current ownership or other matters affecting said reservations.

4. 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

EXHIBIT "A"Exceptions
(continued)

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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.