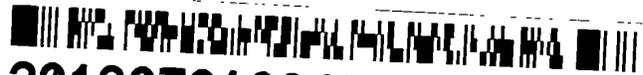


When recorded return to:  
Nathan Anderson & Jiyun Jung  
1522 South 3rd Street  
Mount Vernon, WA 98273



201907010043

07/01/2019 11:40 AM Pages: 1 of 4 Fees: \$104.50  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038595

CHICAGO TITLE  
620038595

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John Wines, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nathaniel Anderson and Jiyun Jung, husband and wife

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.)

PTN. NE 1/4, SEC. 30-34-4E

Tax Parcel Number(s): P29131 / 340430-0-273-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2686

JUL 01 2019

Amount Paid \$ 5,683.<sup>20</sup>  
Skagit Co. Treasurer  
By *ham* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: June 19, 2019

*John Wines*  
John Wines

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that John Wines is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 20, 2019

*Kathryn A Freeman*  
Name: Kathryn A Freeman  
Notary Public in and for the State of WA  
Residing at: snokomish co  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Katheryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P29131 / 340430-0-273-0000**

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That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 100 feet North of the South line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the East side of 3rd Street; thence running Northerly along the East side of said 3rd Street 40 feet; thence at right angles to said 3rd Street Easterly to a point 12 feet West of the right-of-way of Great Northern Railway Company; thence Southerly 12 feet West from and parallel to said right-of-way to a point on a line running East and West which intersects the point of beginning at right angles; thence West to a point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. 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."

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 the City of Mount Vernon.