

When recorded return to:
Julia Macinas & Robert McAllister
18131 Moores Garden Road
Mount Vernon, WA 98273



201907080062

07/08/2019 01:35 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620038702

Escrow No.: 620038702

STATUTORY WARRANTY DEED

THE GRANTOR(S) Larry R. Tucker, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert J McAllister, an unmarried man and Julia G Mancinas, 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.)

Lot(s): 7 MOORES GARDEN

Tax Parcel Number(s): P67537/3958-000-007-0009, P67587/3958-000-099-1006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2795
JUL 08 2019

Amount Paid \$ 5,879.⁰⁰
Skagit Co. Treasurer
By *mbm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2019



Larry Tucker

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry Tucker 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: July 5, 2019

Laurea L. Garika.

Name: Laurea L. Garika
Notary Public in and for the State of WA
Residing at: Arlington, WA
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARIKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P67537/3958-000-007-0009 and P67587/3958-000-099-1006

PARCEL A:

LOT 7, MOORE'S GARDEN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING BETWEEN THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY AND NORTHEASTERLY LINES OF LOT 7, MOORE'S GARDEN PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THAT PORTION OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 863.35 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE NORTH 55°28'30" EAST, A DISTANCE OF 1,369.67 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, MOORE'S GARDEN PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 52°02'30" WEST TO THE NORTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO CLINTON VAUX, ET AL, BY DEED DATED NOVEMBER 23, 1949, RECORDED DECEMBER 1, 1949, UNDER AUDITOR'S FILE NO. 438862, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 55°28'30" WEST ALONG SAID NORTHERLY LINE TO THE WEST LINE OF SAID SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Moores' Garden Plat:

Recording No: 487077

2. Restrictive covenants imposed upon said property by instrument:
Dated: June 30, 1954
Recorded: July 23, 1954
Recording No.: 504323, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: November 5, 1973

Recording No.: 792954, records of Skagit County, Washington

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.

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 30, 2019
between Julia Mancinas Robert McAllister ("Buyer")
Buyer Buyer
and Larry Tucker ("Seller")
Seller Seller
concerning 18131 Moores Garden Road Mount Vernon WA 98273 (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.

AuthentisIGN
Robert McAllister 05/30/2019
Buyer 8:19:14 PM PDT Date

 7/5/19
AuthentisIGN
Larry Tucker 05/31/2019
Seller 3:00:01 PM PDT Date

AuthentisIGN
Julia Mancinas 05/30/2019
Buyer 8:24:28 PM PDT Date

Seller Date