


When recorded return to:  
Dakota Breier  
3209 Swan Road  
Mount Vernon, WA 98273

  
**201907190063**  
07/19/2019 11:38 AM 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

Escrow No.: 620038894

**CHICAGO TITLE**  
**020038894**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathleen Marie Gallagher, Successor Trustee of the David R. and Virginia W. Pleas Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dakota Breier, an unmarried person

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 5, ASHLEY'S VALLEY VIEW TERRACE ADD TO SKAGIT COUNTY, WA, VOL 7 PG 43

Tax Parcel Number(s): P61884 / 3859-000-005-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20193001

JUL 19 2019

Amount Paid \$ 7926.00  
Skagit Co. Treasurer  
By *BI* Deputy

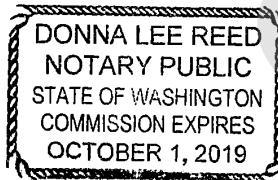
**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 12, 2019

David R. and Virginia W. Pleas Trust

BY: Kathleen Marie Gallagher  
Kathleen Marie Gallagher  
Successor TrusteeState of Washington  
County of SkagitI certify that I know or have satisfactory evidence that KATHLEEN MARIE  
GALLAGHER

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as Successor Trustee of the David R. and Virginia W. Pleas Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/18/19Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019

**EXHIBIT "A"**

Legal Description

**For APN/Parcel ID(s): P61884 / 3859-000-005-0001**

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LOT 5, ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 43,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, 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 Plat of Ashley's Valley View Terrace, recorded in Volume 7 of Plats, page 43, in Skagit County, Washington.

Recording No: 522134

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.

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 June 11, 2019  
between Dakota Breier ("Buyer")  
and Pleas Estate David R. + Virginia W. Pleas Trust ("Seller")  
concerning 3209 Swan Road Mount Vernon WA 98273 (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.

Authorized  
Dakota Breier 06/11/2019  
06/11/2019 10:15:21 AM PDT Date

Kathleen M. Gallagher, Trustee 06/12/2019  
Seller Date

Buyer Date

Seller Date