



201908020034

08/02/2019 11:35 AM Pages: 1 of 9 Fees: \$111.50  
Skagit County Auditor

**When recorded return to:**

Sybil Mager  
Mager Sports, LLC  
P.O. Box 2763  
Friday Harbor, WA 98250

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037922

CHICAGO TITLE CO.

620037922

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) April L. Axthelm, an unmarried woman and Jeffery A. Brown and Joni M. Brown, 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 Mager Sports, LLC, a Washington Limited Liability Company

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): 3 BSP # MV-3-94 Ptn: ne SE 18-34-04

Tax Parcel Number(s): P106655 / 8000-000-003-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 3265  
AUG 02 2019

Amount Paid \$  
Skagit Co. Treasurer  
By *HB* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: July 29, 2019

April L Axthelm  
April L. Axthelm

Jeffery A. Brown  
Jeffery A. Brown

Joni M. Brown  
Joni M. Brown

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that April L. Axthelm is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 30, 2019

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2022

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

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffery A. Brown and <sup>at 7.30.19</sup> ~~Joni M. Brown~~ 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: July 30, 2019

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 03.01.2020

ALYSIA HUDSON  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 03-01-2020

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that Joni M. Brown is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument. her

Dated: 7/3/19



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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P106655 / 8000-000-003-0002**

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Tract 3, of BINDING SITE PLAN NO. MV-3-94 BSP, approved October 21, 1994, and recorded October 21, 1994, in Volume 11 of Short Plats, pages 130, 131, and 132, under Auditor's File No. 9410210076, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southeast Quarter of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH those certain easements for ingress, egress and parking, as set forth in "Amendment and Clarification of Reciprocal Covenants and Agreements of Record", as recorded November 15, 1994 under Auditor's File No. 9411150041, records of Skagit County, Washington and as set forth on the face of said Binding Site Plan.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	March 27, 1946
Recording No.:	390035
Affects:	Exact location and extent of easement is undisclosed of record
  
2. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed  

Recording Date:	September 16, 1954
Recording No.:	506540
To:	State of Washington
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	City of Mount Vernon
Purpose:	Sewer line maintenance and ingress and egress
Recording Date:	June 26, 1958
Recording No.:	567023
Affects:	A portion of said premises
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	City of Mount Vernon
Purpose:	Sewer line, together with rights of ingress and egress
Recording Date:	June 26, 1958
Recording No.:	567024
Affects:	A portion of said premises
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	City of Mount Vernon
Purpose:	Sewer lines, together with rights of ingress and egress
Recording Date:	June 26, 1958
Recording No.:	567025
Affects:	A portion of said premises

**EXHIBIT "B"**Exceptions  
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: September 27, 1973  
 Recording No.: 791457  
 Affects: A portion of said premises
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 BINDING SIGHT PLAN NO. MV-3-94:
- Recording No: 9410210076
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Pacific Coast Development Co. Inc., Trustee  
 Purpose: Ingress, egress, landscaping, signing and utility purposes  
 Recording Date: May 1, 1973  
 Recording No.: 784369  
 Affects: A portion of said premises
9. Reciprocal easements and covenants in favor of Sears, Roebuck and Co., as set forth in Construction, Operation and Reciprocal Easement Agreement, recorded under Auditor's File No. 776418, records of Skagit County, Washington.
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: April 26, 1988  
 Recording No.: 8804260077  
 Affects: A portion of said premises

**EXHIBIT "B"**Exceptions  
(continued)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: April 29, 1991  
Recording No.: 9104290029  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
12. Declaration of Reciprocal Traffic Parking and Utility Covenant, and the terms and conditions thereof:
- Recording Date: December 13, 1988  
Recording No.: 8812130020  
Said easement contains, among other things, provisions for maintenance by the common users.
- Amended by instrument:  
Recording Date: November 15, 1994  
Recording No.: 9411150041
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 1, 1986  
Recording No.: 8612010085  
Affects: A 15 foot wide strip through the subject property and other property
14. Agreement, including the terms and conditions thereof, entered into
- By: Dan Mitzel  
And between: City of Mount Vernon  
Recording Date: December 17, 1986  
Recording No.: 8612170053  
Regarding: Deferral by the city, requiring improvements in exchange for support on formation of future L.I.D.'s
15. Agreement, including the terms and conditions thereof, entered into
- By: City of Mount Vernon  
And between: Hollander Investments  
Recording Date: March 15, 1989

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 8903150051  
Regarding: Letter of credit

16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of 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 March 25, 2019

between Travis Mager Buyer Sybil Mager & or assigns Buyer ("Buyer")  
and James D. & April L. Axthelm Seller Jeffery A. & Joni M. Brown Seller ("Seller")  
concerning 200 Valley Mall Way Address Mount Vernon City WA 98273 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.

Authenticates Travis Mager 03/26/2019 Date  
Buyer 12:18:34 PM PDT

[Signature] 7-30-19  
[Signature] 3-28-19  
Seller Date

Authenticates Sybil Mager 03/26/2019 Date  
Buyer 10:55:44 AM PDT

[Signature] 3/28/19  
Seller Date

Authenticates April Axthelm 7/30/19 03/29/2019 Date  
Buyer 3/29/2019 4:18:38 PM PDT