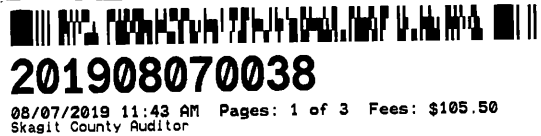


When recorded return to:
Susan Armstrong
2929 East Fir Street
Mount Vernon, WA 98273



CHICAGO TITLE
620089352

STATUTORY WARRANTY DEED

Order No.: 19-2279

THE GRANTOR(S)

Susan Primm, an unmarried woman, as her separate estate

for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Susan Armstrong, an unmarried person

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

Lot 2 of City of Mount Vernon Short plat No. LU-04-074, recorded May 4, 2005 under Auditor's file No.200505040101, records of Skagit County, Washington and being a portion of the Southeast quarter of the Southwest quarter in Section 16, Township 34 North, Range 4 East of W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.

Tax Parcel No(s): P122982/ 340416-0-030-0200

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3320
AUG 07 2019

Amount Paid \$ 4811.00
By Skagit Co. Treasurer Deputy

Dated: July 31, 2019

Susan Primm
Susan Primm

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Susan Primm is the person(s) who appeared before me and said person(s) acknowledged that ~~he/she/they~~ signed this instrument and acknowledged it to be ~~his/her/their~~ free and voluntary act and deed for the uses and purposes mentioned herein.

Dated AUGUST 02, 2019

Martha R. Vanderpool

Notary Public in and for the State of Washington

Residing at: ARLINGTON, WA

Appointment Expiration: 6-17-2023

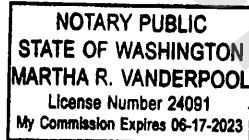


EXHIBIT A

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 Short Plat No. LU-04-074: Recording No: 200505040101

2. 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."

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.

5. Assessments, if any, levied by the City of Mount Vernon.