

When recorded return to:

Lynn Powers
924 South 38th Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3411

Aug 13 2019

Amount Paid \$8166.30
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038986

CHICAGO TITLE
620038986

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marilyn Sue Whiddon, an unmarried person

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

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

Lot 16, PARK RIDGE DIVISION I, according to the plat thereof, recorded in Volume 15 of Plats,
pages 112 and 113, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104196 / 4611-000-016-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2019

Marilyn Sue Whiddon
Marilyn Sue Whiddon

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Marylin Sue Whiddon 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 18, 2019

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

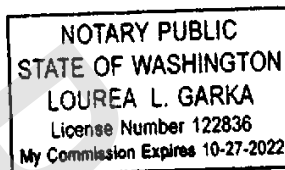


EXHIBIT "A"
Exceptions

1. 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 PARK RIDGE DIVISION 1:

Recording No: 9310190065

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 17, 1992
Auditor's No(s): 9209170092, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 20, 1993
Auditor's No(s): 9309200095, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: October 22, 1993 and August 31, 1994
Auditor's No.: 9310220090 and 9408310034, records of Skagit County, Washington
Imposed By: Summer Ridge Owners Association
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: August 31, 1994
Auditor's No(s): 9408310034, records of Skagit County, Washington
Executed By: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument (s);

Recorded: October 22, 1993

Auditor's File No(s): 9310220090, records of Skagit County, Washington

AMENDED by instrument:

Recorded: August 31, 1994

EXHIBIT "A"

Exceptions
(continued)

- Auditor's No.: 9408310035, records of Skagit County, Washington
Executed by: THS, Inc., a Washington corporation
6. Agreement, including the terms and conditions thereof; entered into;
By: Jeanne McNeil
And Between: T.H.S., Inc.
Recorded: February 3, 1993
Auditor's No.: 9302030154, records of Skagit County, Washington
Providing: Access and Utilities
7. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon, a Municipal Corporation
And Between: T.H.S. Inc.
Recorded: September 10, 1993
Auditor's No.: 9310190066, records of Skagit County, Washington
Providing: Power of Attorney and Agreement regarding Formation of Local Improvement District
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.
11. Assessments, if any, levied by Summer Ridge Homeowners Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 23, 2019

between Lynn Powers ("Buyer")
Buyer Buyer

and Marilyn Sue Whiddon ("Seller")
Seller Seller

concerning 924 S 38th Pl Mount Vernon WA 98274 (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.

Lynn Powers 6/23/19
Buyer Date

Marilyn Sue Whiddon 6-23-19
Seller Date

Buyer Date

Seller Date