

**When recorded return to:**  
Chad B. Davis and Sheri L. Davis  
2800 Comanche Drive  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039148

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3448

Aug 15 2019

Amount Paid \$8015.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620039148**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eric W. Nelson and Irene C. Nelson, 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 Chad B. Davis and Sheri L. Davis, husband and wife

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

LOT 64, THUNDERBIRD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9  
OF PLATS. PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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



Tax Parcel Number(s): P54533 / 3762-000-064-0005

Subject to:

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

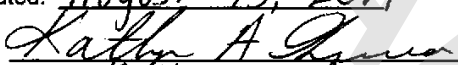
**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 1, 2019

  
Eric W. Nelson  
  
Irene C. Nelson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Eric W. Nelson and Irene C. Nelson 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: August 13, 2019  
  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
**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 Thunderbird, recorded in Volume 9 of Plats, Pages 34 and 35:

Recording No: 693440

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 26, 1968

Recording No.: 715205

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by City of Mount Vernon.
5. 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**

©Copyright 2014  
 Northwest Multiple Listing Service  
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 6, 2019  
 between Chad Brenton Davis Sheri Lynne Davis ("Buyer")  
Buyer Buyer  
 and Eric W Nelson Irene C Nelson ("Seller")  
Seller Seller  
 concerning 2800 Comanche 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.

Authentication  
Chad B Davis 07/06/2019  
07/2019 2:28:04 PM PDT  
 Buyer Date

Authentication  
Sheri L Davis 07/06/2019  
07/2019 2:37:53 PM PDT  
 Buyer Date

[Signature] 7-3-19  
 Seller Date

Irene Nelson 7/3/19  
 Seller Date