

When recorded return to:  
Jordan Boersema and Kaitlyn Boersema  
2407 S 15TH ST  
MOUNT VERNON, WA 98274



**201908150083**

08/15/2019 03:36 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039058

**CHICAGO TITLE**  
**620039058**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Harold E. Berry and Beverly M. Berry, Trustees of the Berry Family Revocable Inter Vivos Trust Dated May 31, 2006

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jordan Boersema and Kaitlyn Boersema, a married couple

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.) **SWSE 20-34-04**

LT 1 CITY OF MOUNT VERNON SP No. MV-2-03, REC. NO. 200403250067

Tax Parcel Number(s): P28238 / 340429-0-086-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20193451

AUG 15 2019

Amount Paid \$ **7552.20**  
Skagit Co. Treasurer

By **BJ** Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: 8/13/2019

the Berry Family Revocable Inter Vivos Trust Dated May 31, 2006

BY: Harold E. Berry, Trustee  
Harold E. Berry  
Trustee

BY: Beverly M. Berry, Trustee  
Beverly M. Berry  
Trustee

State of CA  
County of SANTA CLARA

I certify that I know or have satisfactory evidence that Harold E. Berry and Beverly M. Berry are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustees of the Berry Family Revocable Inter Vivos Trust Dated May 31, 2006 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-13-19

Mark Shea  
Name: MARK SHEA  
Notary Public in and for the State of CA  
Residing at: SANTA CLARA, CA  
My appointment expires: MAY 12, 2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P28238 / 340429-0-086-0000**

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**PARCEL A:**

Lot 1, CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-03, approved March 15, 2004 and recorded March 25, 2004, under Auditor's File No. 200403250067, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress and egress as delineated on the face of City of Mount Vernon Short Plat No. MV-2-03, approved March 15, 2004 and recorded March 25, 2004, under Auditor's File No. 200403250067, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
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 **City of Mount Vernon Short Plat No. MV-2-03 (Skagit View Estates Short Plat)**:

Recording No: 200403250067

2. Terms and conditions of the easement set forth in Parcel B of Exhibit "A".
3. Reservations contained in deed

Recording Date: October 12, 2004  
Recording No.: 200410120211  
Regarding: Skagit County Right to Farm

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.

Authentisign ID: 09D14AC4-A827-4D7E-86B6-4AE2D6019F04

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 26, 2019  
between Jordan Boersema & Kaitlyn Boersema ("Buyer")  
Buyer Buyer  
and Berry Family Revocable Trust Beverly M Berry ("Seller")  
Seller Seller  
concerning 2407 S 15th St - 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.

Authentisign  
Jordan Boersema 06/26/2019  
Buyer 2019 11:19:44 AM PDT Date

[Signature] 5/4/19  
Seller Date

Authentisign  
Kaitlyn Boersema 06/26/2019  
Buyer 2019 11:38:52 AM PDT Date

[Signature] 5/4/19  
Seller Date