

201908200053
08/20/2019 01:36 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:
Matthew Borst and Gail Borst
1117 Hopi Lane
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.: 620038186

CHICAGO TITLE CO.
620038186

STATUTORY WARRANTY DEED

THE GRANTOR(S) Glee Haupt, An Unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew Borst and Gail Borst, ~~As the grantors couple~~
Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 64, THUNDERBIRD EAST SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME
12 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81841 / 4411-000-064-0008

SUBJECT TO: Easements, restrictions and reservations of record per
Dated: August 19, 2019 Exhibit "A"

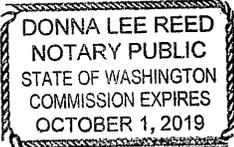
X Glee Haupt
Glee Haupt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 - 3520
AUG 20 2019
Amount Paid \$ 6,235.⁰⁰
Skagit Co. Treasurer
By mdm Deputy

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that
Glee Haupt
(is)are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 8/13/19


DONNA LEE REED
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 1, 2019

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mapleville Wa
My appointment expires: 10/1/2019

EXHIBIT "A"

Order No.: 620038186

For APN/Parcel ID(s): **P81841 / 4411-000-064-0008**

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 Plat of Thunderbird East Second Addition in Volume 12 of Plats, Pages 80 and 81: Recording No: 7910080021

Covenants, conditions, restrictions and easements 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: March 7, 1980 Recording No.: 8003070038

Modification(s) of said covenants, conditions and restrictions
Recording Date: October 21, 1980 recording No.: 8010210014

Standard Participation Contract and the terms and conditions thereof:
Recording Date: February 24, 1981 Recording No.: 8102240052
Regarding: Right to connect the subject property to city sewer

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

City, county or local improvement district assessments, if any.

Authentisign ID: 5090397D-2343-48B2-A081-6A897EC6225F

Authentisign ID: 1A7A68F3-CB15-4D39-9E24-09700EE829F4

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 July 09, 2019

between Matthew Borst Buyer Gail Borst Buyer ("Buyer")

and Glee Haupt Seller ("Seller")

concerning 1117 Hopi Lane 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.

Authentisign
Matthew Borst 07/09/2019
Buyer 03:58:41 PM PDT Date

Glee A. Haupt 7-11-19
Seller Date

Authentisign
Gail Borst 07/09/2019
Buyer 04:11:21 PM PDT Date

Seller Date