

When recorded return to:
Chad G Fierle and Brianne H Lynch
1625 South 14th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3605
Aug 23 2019
Amount Paid \$5879.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039463

CHICAGO TITLE CO.

620039463

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brady J. Rector and McKenna A. Rector, Trustee, or Successor Trustee(s) of the Brady J. Rector and McKenna A. Rector Trust dated April 19, 2019

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Chad G Fierle and Brianne H Lynch, husband and wife

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.)

LT 13, BLK 1, HILLCREST PARK ADDITION TO MOUNT VERNON, VOL 6, PG 8

Tax Parcel Number(s): P53155 / 3730-001-013-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 16, 2019

Brady J. Rector and McKenna A. Rector, Trustee, or Successor Trustee(s) of the Brady J. Rector and McKenna A. Rector Trust dated April 19, 2019

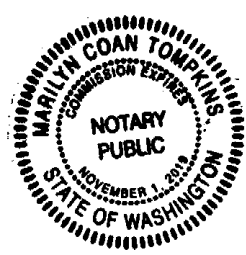
BY: [Signature]
McKenna A. Rector
Trustee

BY: [Signature]
Brady J. Rector
Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Brady J Rector
McKenna A Rector
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of Brady J. Rector & McKenna A. Rector to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 08/22/2019



Marilyn Coan Tompkins
Name: Marilyn Coan Tompkins
Notary Public in and for the State of Washington
Residing at: 2410 Carpenter St, MT Kemah
My appointment expires: 11/1/2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P53155 / 3730-001-013-0004

LOT 13, BLOCK 1, HILLCREST PARK ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Hillcrest Park Addition to Mount Vernon, recorded in Volume 6 of Plats, Page 8:

Recording No: 401635

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."

Skagit County Right to Manage Natural Resource Land Disclosure recorded June 19, 2018 in Recording No. 201806190062.

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.