

When recorded return to:
Jennifer Harding
405 South 10th Street
Mount Vernon, WA 98273



201908300248

08/30/2019 03:49 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-2124
AUG 30 2019

Amount Paid \$ 6359.60
Skagit Co. Treasurer
By MEA Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE
620038730

Escrow No.: 620038730

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dan Archuleta and Melanie Archuleta, 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 Jennifer Harding, an unmarried person

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 18 & PTN, LT 17, BLK 12, Eastern Addn to Mt Vernon

Tax Parcel Number(s): P52772/ 3718-012-018-0002

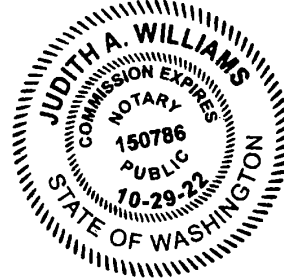
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 27, 2019

Dan Archuleta
Dan Archuleta
Melanie Archuleta
Melanie Archuleta



State of WA.
County of SKAGIT

I certify that I know or have satisfactory evidence that MELANIE ARCHULETA 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: 8/30/19



Judith A. Williams
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA.
Residing at: STANWOOD
My appointment expires: 10/29/22

State of Washington
County of

I certify that I know or have satisfactory evidence that DAN ARCHULETTA 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: 8/30/19

Judith A. Williams
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 10/29/22

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P52772/ 3718-012-018-0002

THE NORTH HALF OF LOT 17 AND ALL OF LOT 18, BLOCK 12, EASTERN ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 100, RECORDS OF 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 Eastern Addition to Mount Vernon:

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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."

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