

**When recorded return to:**  
Callie Strinden and Jesse Strinden  
20819 Starbird Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3857  
Sep 05 2019  
Amount Paid \$5113.60  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039459

**CHICAGO TITLE**  
620039459

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Martin E. McDaniel, an unmarried person, as his separate estate and Laura R. McDaniel, 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 Callie Strinden and Jesse Strinden, wife and husband

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

Lot 1, Block 1, Mount Vernon Heights Addition, Mount Vernon, Washington, according to the plat thereof, recorded in Volume 5 of Plats, page 47, 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): P53858 / 3747-001-001-0009

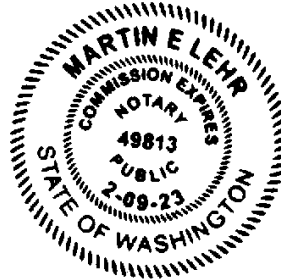
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 3, 2019

X Martin E. McDaniel  
Martin E. McDaniel  
X Laura R. McDaniel  
Laura R. McDaniel



State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Martin E. McDaniel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

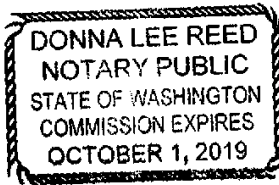
Dated: September 5, 2019

Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Laura R. McDaniel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/5/19



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

**EXHIBIT "A"**  
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: September 21, 1900  
Recording No.: Volume 41, page 285

No determination has been made as to the current ownership or other matters affecting said reservations.

2. 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 the Plat of Mount Vernon Heights Addition to Mount Vernon:

Recording No: 394887

3. 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: February 20, 1947  
Recording No.: 401191

4. 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: May 1, 1948  
Recording No.: 417681

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 26, 1993  
Recording No.: 9305260099

**EXHIBIT "A"**

Exceptions  
(continued)

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

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 28, 2019  
between Callie Strinden Jesse Strinden ("Buyer")  
Buyer Buyer  
and Martin E Mcdaniel Laura R Mcdaniel ("Seller")  
Seller Seller  
concerning 1520 E Fir St 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.

Authenticate  
Callie Strinden 07/30/2019  
Buyer 10:18:44 AM PDT Date

Authenticate  
Jesse Strinden 07/30/2019  
Buyer 10:19:06 AM PDT Date

Authenticate  
Martin Mcdaniel 07/29/2019  
Seller 11:36:25 AM PDT Date

Authenticate  
Laura R Mcdaniel 07/29/2019  
Seller 7:43:48 PM PDT Date