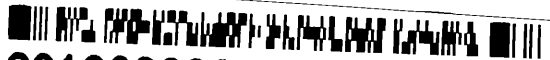


When recorded return to:

Mr. and Mrs. Steven M Mowat
7559 Merganser Lane
Bow, WA 98232



201909090157

09/09/2019 02:59 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1900425SB

Land Title and Escrow

01-171697-0

Statutory Warranty Deed

THE GRANTOR Nancy A Johnson and Richard A Pope, Co-Trustees of The Donald E Pope Credit Shelter Trust, dated March 20, 1997 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven M Mowat and Kristin M Mowat, ~~husband and wife~~ the following described real estate, situated in the County of Skagit, State of Washington. *a married couple*

Abbreviated Legal:
Lot 7, Blk 6, Freestad's 1st Div.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193907
SEP 09 2019

Tax Parcel Number(s): P65498/3916-006-007-0106

Amount Paid \$ 7837.00
Skagit Co. Treasurer
By *HB* Deputy

Subject to: Covenants, conditions and restrictions of record, if any, attached by Exhibit "A"
Lot 7, Block 6, "FREESTAD'S PLAT, FIRST DIVISION," as per plat recorded in Volume 7 of Plats, page 69,
records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

Dated August 28, 2019

The Donald E Pope Credit Shelter Trust, dated March 20, 1997

Nancy A Johnson
By: Nancy A Johnson, Co-Trustee

Richard A Pope
By: Richard A Pope, Co-Trustee

STATE OF Washington)
COUNTY OF Snohomish) SS:

I certify that I know or have satisfactory evidence that Nancy A Johnson and Richard A Pope
is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated that they
is/are authorized to execute the instrument and acknowledge that as the
Co-Trustees of The Donald E Pope Credit Shelter Trust, dated March 20, 1997
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-29-19



Lynn Johnson
Notary Public in and for the State of Washington
Residing at Snohomish
My appointment expires: 4-29-21

Exhibit "A"

EASEMENT, INCLUDING TERMS & CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Dated: May 28, 1937
Recorded: June 4, 1937
Auditor's No.: 290762, in Volume 172 of Deeds page 164
(Includes other property)

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN
DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY,
BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: September 13, 1956
Recorded: September 14, 1956
Auditor's No.: 541441, in Volume 281 of Deeds page 33
(Includes other lands)

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE
OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Freestad's Plat, First Division
Recorded: October 29, 1956
Auditor's No.: 543467

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

NOTICE OF ON-SITE SEWAGE SYSTEM STATUS AND THE TERMS AND CONDITIONS
THEREOF:

Between: Skagit County
And: Rosanne S. Brister
Recorded: December 6, 1982
Auditor's File No.: 8212060007-

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 11, 2019

between Steven M Mowat Kristin M Mowat ("Buyer")
Buyer Buyer

and Pope Credit Shelter ("Seller")
Seller Seller

concerning 11652 Scott Rd Bow WA 98232 (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.

[Signature] 7/11/19
Buyer Date
[Signature] 7/11/19
Buyer Date

[Signature] 07/12/2019
Authentisign
7/12/2019 7:21:16 PM PDT
Seller Date