

**When recorded return to:**  
Jason Timothy Klaren  
6780 Bastille Ave  
Las Vegas, NV 89130

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3951  
Sep 12 2019  
Amount Paid \$7107.20  
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.: 620039256

**CHICAGO TITLE**  
W20039256

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Devin N. Micallef, a married man as his 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 Jason Timothy Klaren, a married person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 1 of SKAGIT COUNTY SHORT PLAT NO. PL-01-0523 as approved February 2, 2004, and  
recorded February 17, 2004, under Auditor's File No. 200402170199, records of Skagit County,  
Washington; being a portion of the Northeast Quarter of Section 36, Township 34 North, Range 4  
East of the Willamette Meridian.

Situated in Skagit County, Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P29946 / 8049-000-001-0000

Subject to:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9/6/19

[Signature]  
Devin N. Micallef

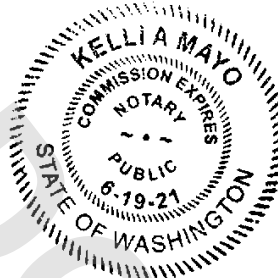
[Signature]  
April A. Micallef

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Devin N. Micallef and April A. Micallef are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/6/19

[Signature]  
Name: Kellia Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/21



**EXHIBIT "A"**  
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 Short Plat PL-01-0523:

Recording No: 200402170199

2. 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 17, 2004  
Recording No.: 200402170201

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 3, 2005  
Recording No.: 200503030127

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Recording Date: February 17, 2004  
Recording No.: 200402170201

4. Agreement, including the terms and conditions thereof; entered into;  
By: Greg and Dawnell Kreider  
And Between: Skagit County  
Recorded: April 30, 1992  
Auditor's No.: 9204030001, records of Skagit County, Washington  
Providing: On-site Sewage System

5. Agreement, including the terms and conditions thereof; entered into;  
By: Skagit County Sewer District No. 2  
And Between: Greg Kreider  
Recorded: September 14, 2001  
Auditor's No.: 200109140095, records of Skagit County, Washington  
Providing: Developer Extension Agreement

**EXHIBIT "A"**

Exceptions  
(continued)

6. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;  
Recorded: October 19, 2001  
Auditor's No(s): 200110190042, records of Skagit County, Washington

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 26, 2001  
Auditor's No(s): 200112260205, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (when said streets and road are dedicated to the public, this clause shall become null and void)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driving surfaces shall be located within a 5 (five) foot perimeter of all grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

8. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 26, 2001  
Auditor's No.: 200112260205, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (when said streets and road are dedicated to the public, this clause shall become null and void)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driving surfaces shall be located within a 5 (five) foot perimeter of all grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

**EXHIBIT "A"**  
Exceptions  
(continued)

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 17, 2003  
Auditor's No(s): 200304170138, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer purposes and the maintenance thereof  
Affects: Exterior 20 feet adjacent to street
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 25, 2003  
Auditor's No(s): 200304250212, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer purposes and the maintenance thereof  
Affects: Exterior 20 feet adjacent to street
11. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement (PCA);  
Recorded: February 17, 2004  
Auditor's No(s): 200402170200, records of Skagit County, Washington
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Sewer District No. 2.
14. City, county or local improvement district assessments, if any.

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 29, 2019

between Jason Timothy Klaren ("Buyer")  
Buyer Buyer

and Devin N Micallef ("Seller")  
Seller Seller

concerning 23607 Gaven Dr Mount Vernon WA 98274 (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.

Authentisign  
Jason Timothy Klaren 07/29/2019  
Buyer 2:07:11 PM PDT Date

Authentisign  
Devin N Micallef 07/29/2019  
Seller 7:29:20 PM PDT Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date