

When recorded return to:
Jason Jones
2339 Franklin Ave E #301
Seattle, WA 98102

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4071
Sep 19 2019
Amount Paid \$7570.00
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.: 620039839

CHICAGO TITLE
620 039839

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leland Shinn and Ramona Shinn, as Trustees of The Shinn Revocable Family Trust, dated December 10, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jason Jones, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 30, PLAT OF HILLTOP HAVEN NO. 2, AS PER PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGES 2 AND 3, 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): P83154 / 4472-000-030-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 17, 2019

Leland Shinn and Ramona Shinn, as Trustees of The Shinn Revokable Family Trust, dated December 10, 1993

BY: Leland Shinn
Leland Shinn
Trustee

BY: Ramona Shinn
Ramona Shinn
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Leland Shinn and Ramona Shinn are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Shinn Revokable Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 18 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

JANA K QUINN
Notary Public
State of Washington
License Number 179517
My Commission Expires
June 29, 2023

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 Plat of Hilltop Haven No. 2, recorded in Volume 14 of Plats, Pages 2 and 3:

Recording No: 8501310022

2. Covenants, conditions and restrictions 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: July 20, 1987
Recording No.: 8707200074

Said Declaration is a re-recording of Declaration recorded July 21, 1986 under Auditor's File No. 8607210126.

3. Standard Participation Contract

By: City of Mount Vernon
And Between: Pat Senatore
Recording Date: March 16, 1990
Recording No.: 9003160021

4. 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: Right-of-Way
Recording Date: May 7, 1990
Recording No.: 9005070086
Affects: Tract C

5. Rights of the public to make necessary slopes for cuts or fills upon the Land in the reasonable original grading of streets, avenues, alleys and roads, as disclosed in the Plat.

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

EXHIBIT "A"
Exceptions
(continued)

7. Assessments, if any, levied by City of Mount Vernon.
8. 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 August 21, 2019
between Jason Jones ("Buyer")
Buyer Buyer
and Shinn Revokable Family Trust ("Seller")
Seller Seller
concerning 601 N Waugh Road 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 14.36, 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.

Authenticated
Jason Jones 08/21/2019
Buyer Date
Buyer Date

Shinn Revokable Family Trust 8-22-19
Seller Date
Demana Shinn 8-22-19
Seller Date