

**When recorded return to:**  
Julie Good  
16898 Donnelly Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4262  
Sep 30 2019  
Amount Paid \$6055.22  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039536

**CHICAGO TITLE**  
020039536

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lindsay Ann Fiker, Successor Trustee of the Jim Kelley Trust Dated July 12, 2011  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Julie Good, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 5, AVON ACRES FIRST ADDITION AS PER PLAT RECORDED IN VOLUME 7 OF PLATS,  
PAGE 93, 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): P61902/ 3860-000-005-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 24, 2019

Jim Kelley Trust Dated July 12, 2011

BY: Lindsay Ann Fiker Successor Trustee  
Lindsay Ann Fiker  
Successor Trustee

State of Washington  
County of King

I certify that I know or have satisfactory evidence that Lindsay Ann Fiker is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Successor Trustee of Jim Kelley Trust Dated July 12, 2011 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/26/19

Marissa Skaar  
Name: Marissa Skaar  
Notary Public in and for the State of WA  
Residing at: Starwood  
My appointment expires: 3/2/2021



**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 Avon Acres First Addition, recorded in Volume 7 of Plats, Page 93:

Recording No: 573796

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.
4. City, county or local improvement district assessments, if any.