

When recorded return to:
Charles Durham and Susan Ritter-Durham
12444 Rainier Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4328
Oct 04 2019
Amount Paid \$6146.00
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.: 620039198

CHICAGO TITLE
020039198

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald P. Welshons as Trustee of the The Linda A. Welshons Family Trust Dated August 1, 2017 and Ronald P. Welshons, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Charles Durham and Susan Ritter-Durham, Husband and Wife

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

LOT 48, "PLAT OF BLACKBURN RIDGE DIVISION NO. 2", AS PER PLAT RECORDED ON OCTOBER 31, 2000, UNDER AUDITOR'S FILE NO. 200010310122, 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): P117403 / 4767-000-048-0000

Subject to:

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

EXHIBIT "A"
Exceptions
(continued)

Dated: September 30, 2019

Ronald P. Welshons as Trustee of the The Linda A. Welshons Family Trust Dated August 1, 2017

BY: *Ronald P. Welshons*
Ronald P. Welshons
Trustee

Ronald P. Welshons
Ronald P. Welshons

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ronald P. Welshons is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Ronald P. Welshons as Trustee of the The Linda A. Welshons Family Trust Dated August 1, 2017 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 02, 2019
Janak Quinn
Name: Janak 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

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ronald P. Welshons 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: October 02, 2019
Janak Quinn
Name: Janak 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
(continued)

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 BLACKBURN RIDGE DIV. 2:

Recording No: 200010310122
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: October 12, 2000
Auditor's No(s): 200010120092, records of Skagit County, Washington
Executed By: Dean Holt Construction
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Mount Vernon.

John L. Scott
REAL ESTATE

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 September 03, 2019
between Charles Durham Susan Ritter-Durham ("Buyer")
Buyer Buyer
and Ronald P Welshons ("Seller")
Seller Seller
concerning 2201 Riley Road 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.

Charles Durham 9/3/2019
Buyer Date

Authentication
Ronald P Welshons 09/04/2019
Seller Date
09/04/2019 12:10:32 PM PDT

Susan Ritter-Durham 09-03-2019
Buyer Date

Seller Date