

When recorded return to:
Shawn Tymchuck
1805 South 3rd Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4344
Oct 04 2019
Amount Paid \$4882.20
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.: 620039845

CHICAGO TITLE
620039845

STATUTORY WARRANTY DEED

THE GRANTOR(S) Katherine A. Hansen, Personal Representative of the Estate of Loretta Wetsch, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Shawn Tymchuck, an unmarried person and Mark Sieler and Jutta Sieler, a married couple

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

The East 116 feet of Lot 7, Block 1, MCLEAN'S THIRD STREET ADDITION TO MT. VERNON, according to the plat thereof, recorded in Volume 3 of Plats, page 66, 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): P53447/ 3739-001-007-0102

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 30, 2019

Katherine A. Hansen, Personal Representative of the Estate of Loretta Wetsch, deceased

BY: Katherine A. Hansen Personal Representative.
Katherine A. Hansen
Personal Representative

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Katherine A. Hansen 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 Personal Representative of Katherine A. Hansen, Personal Representative of the Estate of Loretta Wetsch, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

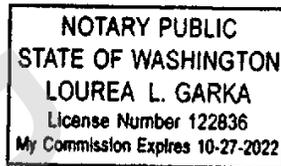


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 1, 1953
Auditor's No(s): 486564, records of Skagit County, Washington
In favor of: Glendola Shaw
For: Sewer pipeline
Affects: Exact location undeterminable

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.

5. Assessments, if any, levied by City of Mount Vernon.