

**When recorded return to:**  
Thomas Vaerewyck and Paula Vaerewyck  
1802 East Broadway Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4516

Oct 17 2019

Amount Paid \$5816.70

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040060

**CHICAGO TITLE**  
620040060

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Linda L. Woods, unmarried

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Thomas Vaerewyck and Paula Vaerewyck, Husband and Wife

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

LOT 1 AND THE NORTH 9.47 FEET OF LOT 2, BLOCK 4, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 24, 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): P54777 / 3766-004-002-0008,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: October 9, 2019

  
Linda L. Woods

State of Arizona  
County of Maricopa

I certify that I know or have satisfactory evidence that Linda L. Woods is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-11-19

  
Name: Justin A. Stittsworth  
Notary Public in and for the State of Arizona  
Residing at: Maricopa County, AZ  
My appointment expires: 2-6-2020



JUSTIN A. STITTSWORTH  
Notary Public - Arizona  
Maricopa County  
Expires 02/06/2020

**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 the Plat of Albert Balch's Wedgwood, an Addition to Mount Vernon:  
  
Recording No: 507780
2. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: January 25, 1955  
Auditor's No(s): 512247, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: Sewer
3. 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 3, 1955  
Recording No.: 512718
4. 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 above:  
  
Imposed by: Park Estates Development Company
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Mount Vernon.
7. 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 September 06, 2019  
between Thomas Vaerewyck Paula Vaerewyck ("Buyer")  
Buyer Buyer  
and Linda L Woods ("Seller")  
Seller Seller  
concerning 1802 E Broadway Street 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.

Paula Vaerewyck 9/6/19  
Buyer Date

Authenticator  
Linda L Woods 09/09/2019  
Seller Date  
10/17/19 2:37:56 PM PDT

Thomas Vaerewyck 9-6-2019  
Buyer Date  
Linda L Woods 10/11/19  
Seller Date