

**When recorded return to:**

Aaron Gustafson and Aimee Gustafson  
22750 Chestnut PI  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4539

Oct 18 2019

Amount Paid \$10667.20

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.: 620040039

**CHICAGO TITLE**

Q20040039

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Geoffrey Devries and Suzanne Devries, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Aaron Gustafson and Aimee Gustafson, a married couple

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

Lot 6, Buchanan Acres Long Card No. PL05-0014, approved on November 15, 2006, recorded  
November 20, 2006, under Auditor's File No. 200611200082, records of Skagit County,  
Washington; being a portion of the Southeast quarter of Section 2, Township 34 North, Range 4  
East of W.M.

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)


Tax Parcel Number(s): P125673 / 4908-000-006-0000


Subject to:

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

Dated: October 3, 2019

Dated: October 3, 2019

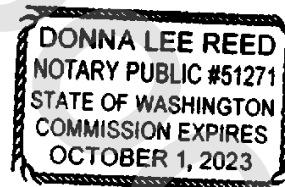
  
\_\_\_\_\_  
Geoffrey Devries

  
\_\_\_\_\_  
Suzanne Devries

I certify that I know or have satisfactory evidence that Geoffrey Devries and Suzanne Devries are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/17/19

Donna Lee Beach  
 Name: Donna Lee Beach  
 Notary Public in and for the State of Washington  
 Residing at: Marquette WA  
 My appointment expires: 10/1/2013  
 DM



**EXHIBIT "A"**  
Exceptions

1. 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: Electric transmission and/or distribution line  
Recording Date: June 21, 1932  
Recording No.: 251268
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Andrew Lambert and Phyllis Lambert, husband and wife  
Purpose: water pipeline  
Recording Date: November 17, 1952  
Recording No.: 482038
3. 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 SKAGIT COUNTY LONG CARD NO. 51-81:  
  
Recording No: 200611200082
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Charles boon and Jeannie Boon, husband and wife  
Purpose: underground water and utilities  
Recording Date: April 19, 1982  
Recording No.: 8204190056  
  
Being a re-recording of 8204010001
5. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof  
  
Recording Date: May 11, 2001  
Recording No.: 200105110087
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**EXHIBIT "A"**

**Exceptions  
(continued)**

Granted to: Puget Sound Power & Light Company  
Purpose: Puget Sound Energy, Inc.  
Recording Date: June 19, 2006  
Recording No.: 200606190170

7. Lot Certification

Recording Date: November 20, 2006  
Recording No.: 200611200083

8. 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: November 20, 2006  
Recording No.: 200611200084

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 26, 2007  
Recording No.: 200702260012

9. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: November 20, 2006  
Recording No.: 200611200082

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

11. Assessments, if any, levied by Happy Face Farms, Inc. for monitoring and maintenance fees for onsite sewage treatment and disposal system.

12. Assessments, if any, levied by Maintenance Committee for Buchanan Acres.

13. 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 Aaron Gustafson Aimee Gustafson ("Buyer")  
Buyer Buyer  
and Geoffrey M Devries Suzanne L Devries ("Seller")  
Seller Seller  
concerning 22750 Chestnut Pl Mt 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 14.38, 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.

Authentisior  
[Signature] 09/06/2019  
Buyer 6:43:52 AM PDT Date

Authentisior  
Aimee Gustafson 09/06/2019  
Buyer 6:41:37 AM PDT Date

[Signature] 9/8/19  
Seller Date

[Signature] 9/8/19  
Seller Date