



201910250119

10/25/2019 03:42 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:
Carey Brian Thurston
201 East Spruce Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040145

CHICAGO TITLE

620040145

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ross W Larson, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Carey Brian Thurston, an unmarried person

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

LOT 8, BLOCK 2, PAPE'S ADDITION TO THE CITY OF MT. VERNON, AS PER PLAT
RECORDED IN VOLUME 3 OF PLATS, PAGE 59, 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): P53991/ 3750-002-008-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019.4685
OCT 25 2019

Amount Paid \$ 4205.80
Skagit Co. Treasurer
By *hnm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 18, 2019

Ross W. Larson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ross W. Larson 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: 10.21.2019

Name: Alysia Hudson

Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires: 03-01-2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 03-01-2020

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 Pape's Addition to the City of Mt. Vernon, recorded in Volume 3 of Plats, Page 59:

Recording No: 61599
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. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.