

When recorded return to:
Susan R. Noste and Paul M. Noste
16936 Bradshaw Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5238
Dec 03 2019
Amount Paid \$10640.50
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.: 620040253

CHICAGO TITLE
020040253

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark S. Watkinson and Marguerite D. Watkinson, Co-Trustees of the Watkinson Family Trust Dated January 10, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Susan R. Noste and Paul M. Noste, a married couple

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

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

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

Lot(s): 2, SKAGIT COUNTY SHORT PLAT 92-009

Tax Parcel Number(s): P22881 / 340328-4-007-0000

S/2 SE 28-34-3

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: November 25, 2019

Mark S. Watkinson and Marguerite D. Watkinson, Co-Trustees of the Watkinson Family Trust Dated January 10, 2018

BY: Mark S. WatkinsonMark S. Watkinson
Co-Trustee

TRUSTEE

BY: Marguerite D. WatkinsonMarguerite D. Watkinson
Co-Trustee

Trustee

State of WACounty Skagit of Skagit

I certify that I know or have satisfactory evidence that Mark S. Watkinson
and Marguerite D. Watkinson
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Co-Trustees of Watkinson Family Trust, Dated January 10, 2018 to be the free
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-2-19

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22881 / 340328-4-007-0000

LOT 2, SHORT PLAT 92-009 APPROVED MAY 11, 1992, RECORDED MAY 13, 1992, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9205130033, BEING A PORTION OF THE SOUTH ½ OF THE SOUTH 1/2 OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 3 EAST, W. M..

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 SKAGIT COUNTY SHORT PLAT NO. SP92-009:

Recording No: 9205130033

2. Conditional Agreement Regarding Alternative Sewage System Installation including the terms, covenants and provisions thereof

Recording Date: December 28, 1992

Recording No.: 9212280080

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

4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
Tax Account No.: P22881 / 340328-4-007-0000
Levy Code: 2610
Assessed Value-Land: \$162,000.00
Assessed Value-Improvements: \$249,500.00

General and Special Taxes:

Billed: \$6,325.86
Paid: \$6325.86
Unpaid: \$0.00

5. 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 October 08, 2019

between Susan R Noste Paul M Noste ("Buyer")
Buyer Buyer
and Watkinson Family Trust Mark S Watkinson Trustee ("Seller")
Seller Seller
concerning 16936 Bradshaw Road Mount 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.

Authentication
Susan R Noste 10/08/2019
Buyer 7:03:20 PM PDT Date

Mark S Watkinson Trustee 10-10-19
Seller Date

Authentication
Paul M Noste 10/08/2019
Buyer 7:04:36 PM PDT Date

Mark S Watkinson Trustee 10-10-19
Seller Date