

When recorded return to:
Anthony Zimmermann
221 Sioux Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5385
Dec 13 2019
Amount Paid \$6413.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040658

CHICAGO TITLE CO.
6200 40658

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christine A. Thompson, 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 Anthony Zimmermann, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 18, THUNDERBIRD II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 39 AND 40, 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): P78093 / 4203-000-018-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 27, 2019

X 
Christine A. Thompson

TERRITORY
State of U. S. VIRGIN ISLANDS
County of ST. THOMAS / ST. JOHN
DISTRICT

I certify that I know or have satisfactory evidence that Christine A. Thompson 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: ~~DECEMBER 3 2019~~


Name: SANDRA R. TATE
Notary Public in and for the State of VI
Residing at: 6297 Estate Laguerre #100 St. Thomas VI 008
My appointment expires: 07-12-2023



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 Thunderbird II, recorded in Volume 10 of Plats, Pages 39 and 40:

Recording No: 784799

2. Exceptions and reservations as contained in instrument:

Recorded: March 27, 1902
Recording No.: Volume 44 of Deeds, Page 422, records of Skagit County,
Washington
Executed By: W.M. Lindsay and Emma S. Lindsay, his wife
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove same. Said mineral rights now held by Skagit County, a municipal corporation, under Tax Deed recorded December 30, 1920, in Volume 6 of Mining Claims, Page 567, under Auditor's File No. 146781, records of Skagit County, Washington.

3. 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: May 16, 1973

Recording No.: 785089

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Mount Vernon.
6. 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 November 1, 2019
between Anthony Zimmermann ("Buyer")
Buyer Buyer
and Thompson ("Seller")
Seller Seller
concerning 221 Sioux Dr 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.

Authentisign
Anthony Zimmermann 10/31/2019
Buyer 10:20:46 PM PDT Date

Authentisign
Christine Thompson 11/01/2019
Seller 11/1/2019 2:56:22 PM PDT Date

Buyer Date

Seller Date