

When recorded return to:
Robert M. Johnson and Tara L. Johnson
703 North 17th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5597
Dec 27 2019
Amount Paid \$9706.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040605

CHICAGO TITLE
020040605

STATUTORY WARRANTY DEED

THE GRANTOR(S) James R. Davenport and Julia R. Davenport, 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 Robert M. Johnson and Tara L. Johnson, husband and wife

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

Lot 19, VIEW CREST ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 80, 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): P133634 / 3765-000-031-0102

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 23, 2019



James R. Davenport



Julia R. Davenport

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James R. Davenport and Julia R. Davenport 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: December 26, 2019


Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:
 Recording Date: September 21, 1900
 Recording No.: Volume 41, page 285

2. 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 View Crest Addition:
 Recording No: 560797

3. Agreement to Perform including the terms, covenants and provisions thereof
 Recording Date: December 29, 1988
 Recording No.: 8812290015

4. Ordinance No. 2451 including the terms, covenants and provisions thereof
 Recording Date: July 29, 1991
 Recording No.: 9107290003

5. 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 City of Mount Vernon BLA No. PL-14-076:
 Recording No: 201410240112

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: July 18, 2016
 Recording No.: 201607180162
 Affects: Portion of said premises

EXHIBIT "A"

Exceptions
(continued)

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.



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 _____

between _____ ("Buyer")

and James R Davenport Julia R Davenport ("Seller")

concerning 703 N 17th St Mount Vernon WA 98273 (the "Property")

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.

Authenticates: Robert M Johnson 10/24/2019
Buyer 10/24/2019 8:26:51 PM PDT Date

Authenticates: Tara L Johnson 10/24/2019
Buyer 10/24/2019 8:29:07 PM PDT Date

Authenticates: James R Davenport 12-26-19
Seller 09/26/2019 3:01:28 PM PDT Date

Authenticates: Julia Davenport 12/26/19
Seller 09/26/2019 3:27:25 PM PDT Date