

201912270043

12/27/2019 11:14 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor, WA

**When recorded return to:**  
Peter B. Saulnier  
300 South 28th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-5599  
Dec 27 2019  
Amount Paid \$6057.00  
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.: 620040896

**CHICAGO TITLE**  
620040896

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Cynthia Ann White, Trustee of the Cynthia Ann White Living Trust dated June 28, 2005

for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration as part of a IRS 1031 Tax Deferred Exchange" in hand paid, conveys, and warrants to Peter B. Saulnier, an unmarried man

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

LOT 29, PLAT OF EASTMONT, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 199 THROUGH 201, 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): P106572 / 4637-000-029-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 19, 2019

Cynthia Ann White, Trustee of the Cynthia Ann White Living Trust dated June 28, 2005

BY: Cynthia Ann White, Trustee  
Cynthia Ann White  
Trustee

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that Cynthia Ann White

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 Trustee of Cynthia Ann White Living Trust dated June 28, 2005 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-24-19

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"**  
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 Plat of Eastmont, recorded in Volume 15 of Plats, Pages 199 through 201:

Recording No: 9410110061

2. Terms and conditions of the City of Mount Vernon Ordinance No. 2391:

Recorded: July 18, 1990  
Recording No.: 9007180053

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: October 27, 1994  
Recording No.: 9410270072

4. Terms, Conditions and Reservations as contained in "Funds and Assessments"

Recording Date: October 27, 1994  
Recording No.: 9410270073

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Mount Vernon.
7. 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 26, 2019

between Peter Saulnier ("Buyer")

Buyer Buyer

and Cynthia White Trust ("Seller")

Seller Seller

concerning 309 South 28th Street Mount Vernon WA 98274 (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.

Authenticated  
Peter Saulnier 11/27/2019  
Buyer 12:20:46 PM PST Date

Authenticated  
Cynthia White Trust 11/27/2019  
Seller 2:25:28 PM PST Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date