

When recorded return to:
Julia R. Davenport and James R Davenport
302 South Waugh Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5600
Dec 27 2019
Amount Paid \$8593.50
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.: 620040630

CHICAGO TITLE
020040630

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheldon S. Schuyler, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Julia R. Davenport and James R Davenport, husband and wife

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

LOT 31, PARK CREST DIV. 1, RECORDED IN VOLUME 14 OF PLATS, PAGES 128 TO 129,
RECORDS OF SKAGIT COUNTY, WASHINGTON

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

Tax Parcel Number(s): P83959 / 4533-000-031-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12-20-19

Sheldon S. Schuyler
Sheldon S. Schuyler

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sheldon S. Schuyler 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: 12.20.2019

Allysia Hudson
Name: Allysia Hudson
Notary Public in and for the State of WASHINGTON
Residing at: Arington
My appointment expires: 03 01 2020

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

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 15, 1989
 Auditor's No(s): 8912150058, records of Skagit County, Washington
 In favor of:
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts

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 Short Plat No. MV-20-81, recorded in Volume 5 of Short Plats, Page 139:

 Recording No: 8110280008

3. 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 Park Crest No. 1, recorded in Volume 14 of Plats, Pages 128 and 129:

 Recording No: 9003150046

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 4, 1989
 Auditor's No(s): 8910040097, records of Skagit County, Washington
 In favor of: City of Mount Vernon and Public Utility District No. 1
 For: Public roadway, drainage, utilities and waterline
 Affects: A 30 foot wide strip across plat

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: March 23, 1990
 Auditor's No.: 9004230139, records of Skagit County, Washington

 Said instrument is a re-recording of instrument (s);

EXHIBIT "A"

Exceptions
(continued)

Recorded: March 30, 1990
Auditor's File No.: 9003300046, records of Skagit County, Washington

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by City of Mount Vernon.
8. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 29, 2019

between James R Davenport Julia R Davenport ("Buyer")
Buyer Buyer
and Scott Schuyler ("Seller")
Seller Seller
concerning 302 S Waugh 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
James R Davenport 10/29/2019
Digitally signed by James R Davenport Date

[Signature] 10-31
Seller Date

Authenticated
Julia R Davenport 10/29/2019
Digitally signed by Julia R Davenport Date

Seller Date