

When recorded return to:
Deano A. Ramirez and Margaret Ramirez
2125 Windsor Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040720

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-388

Jan 31 2020

Amount Paid \$6643.40

Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE CO.

620040720

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frederick David Hardy, an unmarried man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Deano A. Ramirez and Margaret Ramirez, 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): C, SKAGIT COUNTY SHORT PLAT NO. MV-16-76

Tax Parcel Number(s): P25875 / 340417-1-012-0209

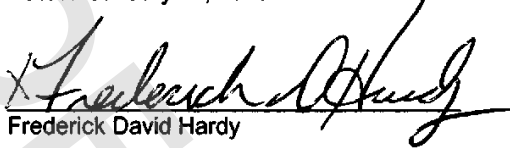
N/2 17-34-4
Md

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: January 27, 2020


Frederick David Hardy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Frederick David Hardy 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: 1/29/2020


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2023

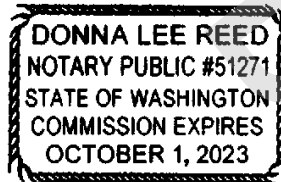


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25875 / 340417-1-012-0209

PARCEL A:

Tract C, CITY OF MOUNT VERNON SHORT PLAT NO. MV-16-76, approved April 8, 1976, and recorded in Volume 1 of Short Plats, page 122, under Auditor's File No. 833004, records of Skagit County, Washington; being a portion of the North Half of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress and egress over the following described property:

That portion of the Northwest Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the point where the South line of said Northwest Quarter of the Northeast Quarter intersects the West line of Windsor Drive and which point is the Northeast corner of Lot 35 College Heights Addition, according to the plat thereof recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington;
thence North 16°56'36" West, along the projection of the West line of Windsor Drive if extended Northerly, a distance of 329.94 feet;
thence South 89°38'14" East a distance of 62.84 feet to a point, which point bears North 16°56'36" West, along the projection of the East line of Windsor Drive if extended Northerly, a distance of 329.94 feet from the Northwest corner of Lot 21 of College Heights Addition;
thence South 16°56'36" East, along said East line of Windsor Drive if projected Northerly, a distance of 329.94 feet to the Northwest corner of said Lot 21;
thence North 08°38'14" West, along the South line of said Northwest Quarter of the Northeast Quarter to the point of beginning;

EXCEPT any portion of said Windsor Drive conveyed to the City of Mount Vernon by deed recorded March 23, 1961, under Auditor's File No. 605566, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Public Utility District No. 1, Skagit County
Purpose:	Pipe or pipes, line or lines of the transportation of water
Recording Date:	April 7, 1977
Recording No.:	854097
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Mount Vernon.
4. 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 December 31, 2019
between Deano Ramirez Margaret Ramirez ("Buyer")
Buyer Buyer
and David Hardy ("Seller")
Seller Seller
concerning 2125 Windsor Drive 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.

AuthentSIGN 12/31/2019
Deano Ramirez
Buyer 12:31:48 PM PST Date

AuthentSIGN 12/20/2019
David Hardy
Seller 12:59:15 PM PST Date

AuthentSIGN 12/31/2019
Margaret Ramirez
Buyer 12:37:25 PM PST Date

Seller Date