

When recorded return to:
Tony Roth and Pamela Roth
P.O. Box 318
Conway, WA 98238

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041148

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-591

Feb 18 2020

Amount Paid \$6245.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620041148
STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian L. Shannon and Andrea J. Shannon, 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 Tony Roth and Pamela Roth, a married couple

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

Lot 31, SKAGIT ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 5 of Plats, page 48, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

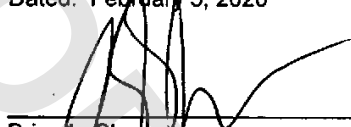
Tax Parcel Number(s): P54264/ 3756-000-031-0003

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: February 5, 2020



Brian L. Shannon

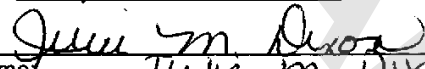


Andrea J. Shannon

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian L. Shannon and Andrea J. Shannon 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: 2/10/2020



Name: Julie M Dixon
Notary Public in and for the State of Washington
Residing at: Camano Island
My appointment expires: 2/2/2022

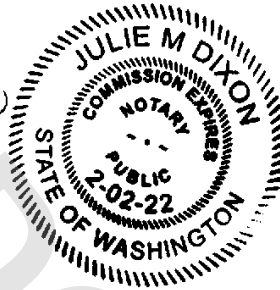


EXHIBIT "A"
Exceptions

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 the Skagit Addition to Mount Vernon:

Recording No: 395135

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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 January 10, 2020
between Pam Roth Tony Roth ("Buyer")
Buyer Buyer
and Brian L Shannon Andrea J Shannon ("Seller")
Seller Seller
concerning 1530 Skagit St 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.

Authentisign
Pam Roth 01/14/2020
Buyer 12:32:58 PM PST Date

Authentisign
Brian L Shannon 01/13/2020
Seller 1:00:36 PM PST Date

Authentisign
Tony Roth 01/14/2020
Buyer 12:35:48 PM PST Date

Authentisign
Andrea J Shannon 01/13/2020
Seller 6:00:38 PM PST Date