



202003090110

03/09/2020 02:58 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Remington N Francke, an unmarried person and
Katelyn K Brooks, an unmarried person
1206 Virginia Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 861
MAR 09 2020

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500095535

Amount Paid \$ 4773.⁰⁰
Skagit Co. Treasurer
By *HB* Deputy

CHICAGO TITLE
500095535
STATUTORY WARRANTY DEED

THE GRANTOR(S) Leo J. Jacobs and Sylvia R. Jacobs, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Remington N Francke, an unmarried person and Katelyn K
Brooks, an unmarried person

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

LOTS 4 AND 5, BLOCK 5, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", AS PER
PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 110, 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): P54315 / 3758-005-005-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

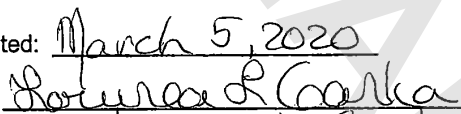
Dated: February 6, 2020



Leo J. Jacobs

Sylvia R. JacobsState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Leo J. Jacobs and Sylvia R. Jacobs 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: March 5, 2020


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
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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 the Southern Addition to Mt. Vernon:

Recording No: Volume 2, Page 110

2. 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."

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