

When recorded return to:
Joshua Gering and Sara Gering
2319 South 18th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-884

Mar 10 2020

Amount Paid \$6709.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620041020

Escrow No.: 620041020

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bradford L Pickett and Linda E Pickett, 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 Joshua Gering and Sara Gering, 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): 12, BLACKBURN RIDGE PHASE 2

Tax Parcel Number(s): P117367 / 4767-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 3, 2020

Bradford L. Pickett
Bradford L. Pickett

Linda E. Pickett
Linda E. Pickett

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that
Bradford L. Pickett and Linda E. Pickett
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3-6-2020

Andrea J. Martin
Name: Andrea J. Martin
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 10-10-2023

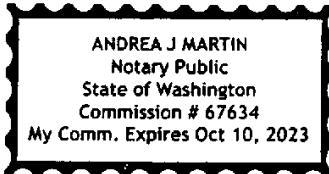


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117367 / 4767-000-012-0000

Lot 12, PLAT OF BLACKBURN RIDGE PHASE 2, according to the plat thereof recorded on October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington;

Situated in Skagit County, Washington

EXHIBIT "B"
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 BLACKBURN RIDGE DIV. NO. 2:

Recording No: 200010310122

2. Covenants, conditions, and restrictions 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: October 12, 2000

Auditor's No(s): 200010120092, records of Skagit County, Washington

Executed By: Dean Holt Construction

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by City of Mount Vernon.
5. 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 February 8, 2020
between Joshua Gering Sara Gering ("Buyer")
Buyer Brod Pickett Linda Pickett ("Seller")
Seller Buyer Seller
concerning 2319 So. 18th St. Mw. 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.

Authentication
Joshua Gering 02/08/2020
2/8/2020 12:10:26 PM PST
Buyer Date

Authentication
Sara Gering 02/08/2020
2/8/2020 12:18:06 PM PST
Buyer Date

Brod Pickett 2-3-2020
Seller Date

Linda E. Pickett 2/3/2020
Seller Date